



## Harcourt Street Heritage Assessments

Phase 2 Report

City of Boroondara

May 2022

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## Acknowledgement of Country

We acknowledge the First Nation people whose ancestral lands we live and work upon and respect their continued connection to the land, sea, and culture.

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## Cover images:

81 Harcourt Street (left) and 10 Carlyle Street (right)

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## Report Register

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# 1 INTRODUCTION

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## 1.1 Purpose

This report forms part of the *Harcourt Street Heritage Assessments*, being undertaken by RBA Architects + Conservation Consultants for the City of Boroondara. The purpose of the document is to set out the background to the review, including the approach and methodology employed, and summarise the findings from Phase 1 and recommendations from Phase 2.

The *Harcourt Street Heritage Assessments project* was divided into two phases. The primary goal of Phase 1 was the preliminary heritage assessment of the study area and the preparation of data sheets for the sites that had been pre-determined for the assessment.

Subsequently, Phase 2 related to the preparation of one citation with a statement of significance for the Smythesdale Estate Precinct, which has been assessed as likely to meet requisite heritage thresholds.

## 1.2 Brief & Scope

The original brief was for a heritage assessment of seven properties in Harcourt Street, Hawthorn East (nos 89, 87, 85, 83, 81, 77 and 77A) to be undertaken. These places had been identified by community nomination in early 2021.

As a result of preliminary research, it became quickly apparent that consideration of the properties in Carlyle Street should also be undertaken, as well as others in the area relating to the original Smythesdale Estate, which is adjacent to parts of Barkers and Burke roads.

Subsequently, it was decided to also review properties in Westley Street as well as some adjacent parts of Barkers Road and Harcourt Street, which related to another subdivision – the Fern Hill Estate – as there was potential for further continuity.

## 1.3 Study Area

The study area initially centred on Carlyle and part of Harcourt streets, Hawthorn East. The scope examined, however, increased to include Westley Street, as well as nearby portions of Barkers and Burke roads, and more of Harcourt Street.

The study area consists of predominantly single storey houses, interspersed with a few two storey examples, townhouses and units.



Extent of examined area (highlighted).

(Source: Nearthmap)

## 1.4 Overview of Existing Heritage Listings

The study area currently incorporates two places included in the Schedule to the Heritage Overlay in the *Boroondara Planning Scheme*. These two places are:

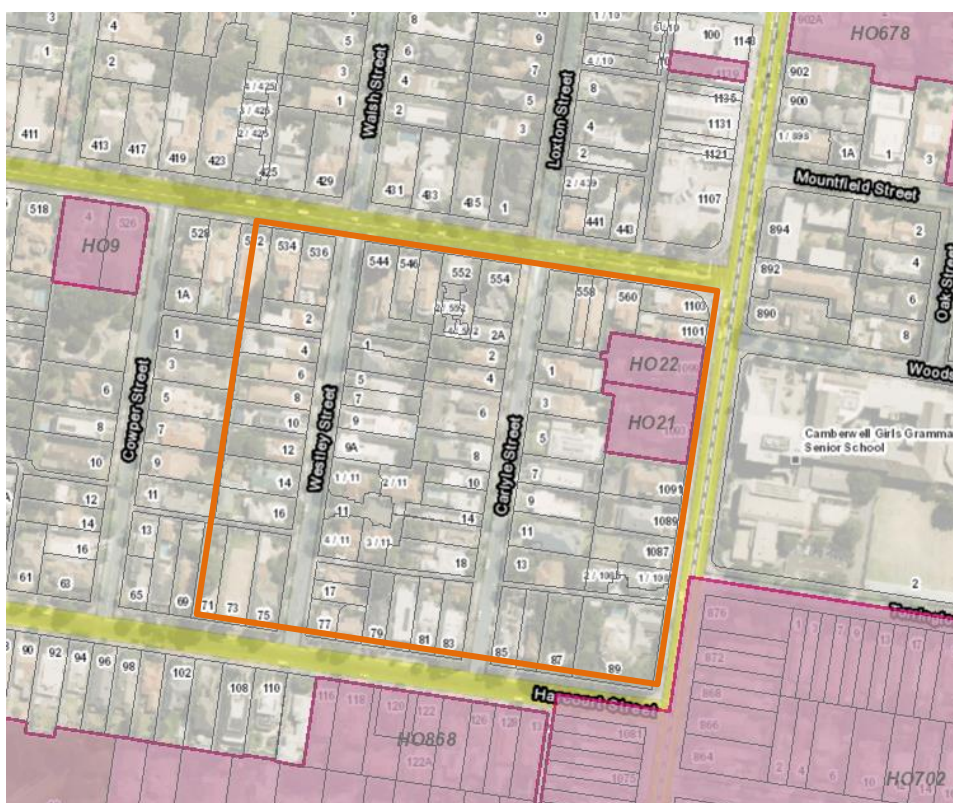
- HO21 – 1093 Burke Road, Hawthorn East (Federation period),
- HO22 – *Ultima*, 1099 Burke Road, Hawthorn East (Victorian period).

Both places have been assessed as being architecturally significant; *Ultima* for its unusual use of red brick, and 1093 Burke Road as one of the 'best examples of Queen Anne villas in Hawthorn'.<sup>1</sup>

Beyond the existing heritage overlays in the study area, there are also several others that border the study area. On the southern side of Harcourt Street is HO161 – Ryeburne Avenue Precinct, while the area to the east of Burke Road incorporates HO172 – Parlington Estate Residential Precinct.

<sup>1</sup> "1093 Burke Road", *Victorian Heritage Database*, <https://vhd.heritagecouncil.vic.gov.au/places/14874>.





Existing Heritage Overlays in the study area and surrounds. (Study Area outlined)  
(Source: Vicplan)

## Previous Heritage Studies

Four heritage studies have previously been conducted that incorporated an examination of the study area. They are as follows:

- The City of Boroondara Municipal-Wide Heritage Gap Study: Volume 6 Hawthorn East (Context, 2019 revised 2020)
- Hawthorn Heritage Precincts Study (Context, 2012)
- Review of B-graded Buildings in Kew, Camberwell and Hawthorn (Lovell Chen, 2007 revised 2009)
- Hawthorn Heritage Study (Meredith Gould, 1993)

The proposed precinct was not identified in the recent 'Municipal-Wide Heritage Gap Study: Hawthorn East', which was completed and adopted by Council in 2018.

Several buildings within the study area had been graded in the earlier 'Hawthorn Heritage Study' (1993). A summary of these gradings are as follows:

Street	Nos	Grading
Barkers Road	534, 544, 556	C
Burke Road	1093, 1099	B
Burke Road	1087, 1089, 1101, 1103	C
Carlyle Street:	5, 10, 11, 18	C
Harcourt Street	83, 85, 87, 89	C
Westley Street	14	C

Within the 'Hawthorn Heritage Study' (1993):

- 'B' graded buildings were those of metropolitan significance,
- 'C' graded buildings were of local significance.

It is worth noting that those buildings classified as of B grade significance are those currently included in the Schedule to the Heritage Overlay in the *Boroondara Planning Scheme*.

## 1.6 Study Team

The study team consisted of Anthony Hemingway (Senior Associate) and Sebastian Dewhurst (Heritage Consultant).



## 2 METHODOLOGY

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### 2.1 Introduction

The methodology adopted in this heritage review was in accordance with the following two guiding documents:

- 'Applying the Heritage Overlay' – Planning Practice Note 1 (DWELP, August 2018), and
- *Burra Charter* or *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Australia ICOMOS, rev 2013).

The key tasks included:

- Site inspections,
- Historical research and analysis of the visible fabric in relation to documentary evidence where applicable, and
- Comparative analysis,
- An assessment of the significance of each site or precinct, in consideration of the relevant HERCON Criteria.

### 2.2 Guiding Documents

#### Applying the Heritage Overlay

*Applying the Heritage Overlay: Planning Practice Note 1* (August 2018) – a Victorian Environment, Land, Water and Planning Department publication – provides guidance about the use of the Heritage Overlay, including the following questions:

- What places should be included in the Heritage Overlay?
- What are recognised heritage criteria?

The practice note indicates that the recognised criteria, being the HERCON criteria, are to be employed when assessing heritage significance.

#### Burra Charter

For heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the Burra Charter (Australia ICOMOS, rev 2013) underpins the approach to heritage assessment and conservation adopted by the authors of this study.

*Burra Charter* definitions commonly utilised are as follows:

- *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- *Cultural Significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.
- *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.

## 2.3 Site Inspections

The site inspection was carried out from the street/boundary in December 2021, and a few were again inspected in March 2022. Each place was recorded and an assessment of its level of intactness (good, fair, poor) made as a basis for determining the potential significance of each place or contribution to a precinct.

## 2.4 Research

As part of the assessment, historic research was undertaken into the contextual history of the area, as well as individual properties. This research included the examination of a range of primary sources as summarised below.

### Primary Sources:

- Aerial Imagery,
- Auctioneers' Plans,
- Certificates of Title,
- Melbourne and Metropolitan Board of Works (MMBW) plan,
- Newspapers (digitised on TROVE) such as the *Age*, *Argus*, *Herald*, etc,
- Rate Books,
- Sands & McDougalls directories.

## 2.5 Analysis

A prerequisite for understanding a place's potential significance is the analysis of extant fabric. Such an investigation requires an understanding of a place's development, the intactness and/or integrity of the remaining fabric and a comparison with other similar sites (if they exist).

### 2.5.1 Intactness and Integrity

A key aspect of the assessment is to determine the level of intactness of the remaining building fabric. Typically, places of individual significance are largely intact, including their form, original material palette and detailing (such as chimneys, verandah or porch, windows and doors, decorative elements, etc). In some instances, a greater degree of alteration may be acceptable if the item is rare or considered to embody a high level of historical or another type of significance.

In regard to the issue of intactness and integrity, the definitions provided by The Victorian Heritage Register Criteria and Threshold Guidelines were utilised:

- Intactness: refers to the degree to which a place or object retains its significant fabric. Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a fragile condition.
- Integrity: refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place or object can still be discerned). If considerable change to a place or object has occurred (through encroaching development, changes to the fabric, physical deterioration of the fabric, etc.) the values may not be readily identifiable and the place or object may have low-level integrity.

Typically, the issue of intactness and integrity – the ability to 'read' a place as to how it appeared or functioned originally or has evolved over time, particularly if such developments contribute to its heritage value – is considered critical in determining heritage significance.

The key consideration is whether later intervention/s or cumulative change has compromised the presentation and/or the significance of a place. This question is assessed on a case-by-case basis. Generally, non-visible alterations

and/or additions to original fabric (predominantly at the rear of a building), including partial demolition, have been considered to not unduly impact the heritage significance of a place at the local level (as compared to the State level).

## 2.5.2 Thematic Context

The 'City of Boroondara Thematic Environmental History' was prepared by Built Heritage in 2012. It provides a basis for inclusion of places in the Heritage Overlay according to nine themes, of which two were relevant to this precinct:

- 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 19<sup>th</sup> century. At the end of the 19<sup>th</sup> 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.
- Theme 5: Building Victoria's Industry and Workforce
  - Subtheme: 5.2 – Developing a Manufacturing Capacity: Early twentieth century developments (1900-1940). During the early 20<sup>th</sup> 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.<sup>2</sup> 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.

## 2.5.3 Comparative Analysis

Another key part of any heritage assessment is comparing a place with others of its typology, usually within the municipality, though maybe further afield – especially if under consideration for State-level significance, or if there are no local comparisons. This analysis is necessary to determine how the site differs from other similar examples. An understanding of the thresholds for local significance was based on reviewing the statements of significance for existing heritage overlays within the municipality and the authors' experience of similar examples more broadly across Victoria.

## 2.6 Assessment of Significance

### Thresholds

Establishing significance thresholds is crucial in assessing potential heritage places, that is, determining whether a site has sufficient significance for the application of a heritage overlay. The *Victorian Heritage Register Criteria and Threshold Guidelines* define a 'significance threshold' as:

the minimum level of cultural heritage significance that a place or object must possess to justify its inclusion on the relevant local, state, national or world heritage list.

In the context of a heritage assessment, an identified place is required to satisfy one or more criteria at the local level. As might be expected, not every site contained within the study area had sufficient value to justify a recommendation for heritage protection.

In conducting the study, an assessment was undertaken as articulated in The Victorian Heritage Register Criteria and Threshold Guidelines, albeit in a form modified for application at the local level. Essential for this assessment was that a place is at least mostly intact and/or has a relatively high level of integrity, such that its original presentation can be understood.

<sup>2</sup>

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

### HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier, and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that 'the adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

Reference to the relevant HERCON criteria is included in brackets within the statement of significance. The criteria are outlined in the following table.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history (historical significance).
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
C	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Another publication, *The Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria, April 2019), was considered; however, it is mainly concerned with the assessment of State-level significance.

## 2.7 Citation Format

A citation was prepared for the precinct recommended for inclusion in the Schedule to the Heritage Overlay in the Boroondara Planning Scheme according to standard contemporary practice.

The citation includes:

- Name and address,
- Construction date/s,
- Period/s,
- Date inspected,
- Images,
- Statement of Significance,
- Description, including a schedule with details of each contributory place,

- History,
- Thematic context and comparative analysis,
- Proposed heritage overlay schedule controls,
- Recommended boundary of the heritage overlay.

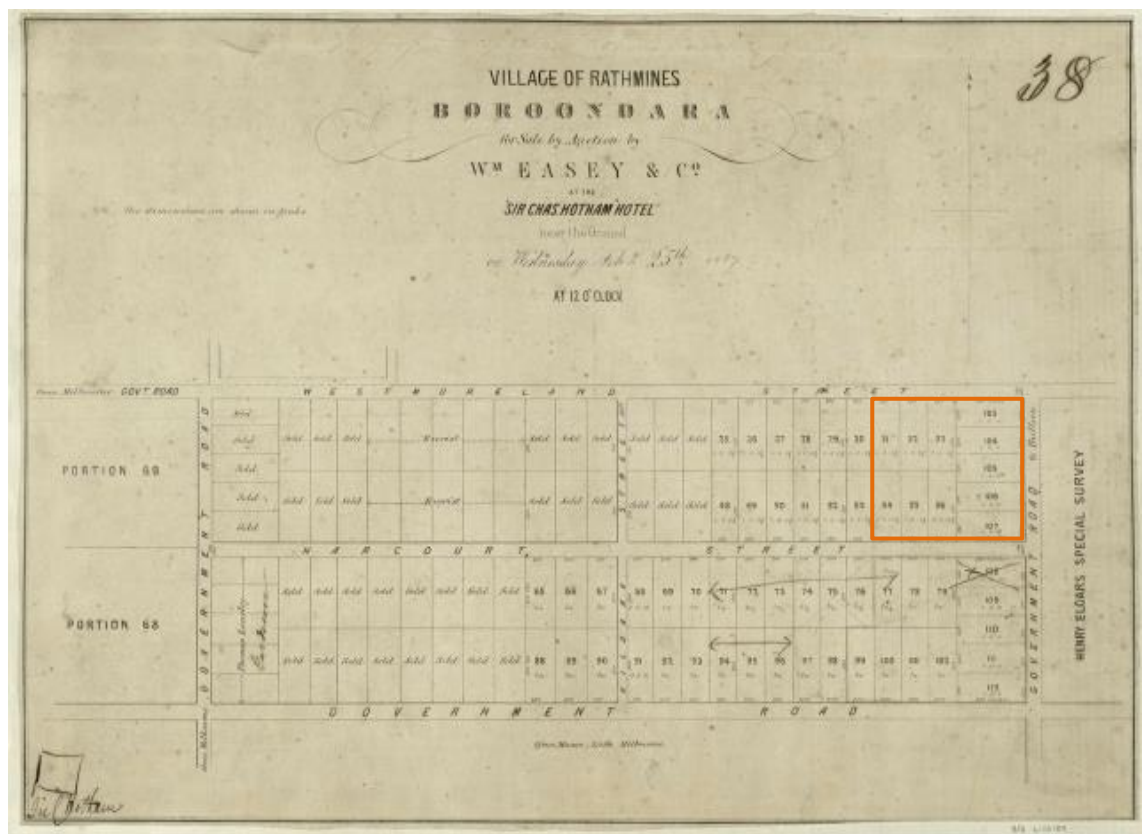
### 3 HISTORICAL SUMMARY

#### 3.1 General

Following the colonisation of Victoria by Europeans in the mid-1830s, the Boroondara district was rapidly taken up by pastoralists.<sup>3</sup> Early occupation of the region was driven by the Irish-born John Gardiner, who established a vast 'run' that encompassed much of Brighton, Boroondara, and Bulleen, which he stocked with cattle driven overland from Sydney.<sup>4</sup>

The subject land formed part of Crown Portion 70 in the Parish of Boroondara, which was first purchased by Robert John Murphy around 1851.

Between the mid-to-late 1850s, Murphy subdivided this holding into one-acre allotments for sale as the 'Village of Rathmines'.<sup>5</sup> The subdivision was bounded by Barkers Road (formerly Westmorland Street) to the north, Burke Road to the east, Rathmines Road to the south, and Auburn Road to the West. Harcourt Street was designed as a central axis within the subdivision.<sup>6</sup>



1857 Subdivision by Robert John Murphy. Study Area outlined.  
(Source: 'Village of Rathmines, Boroondara', Cyrus Mason, SLV)

<sup>3</sup> Context, *City of Boroondara Municipal-Wide Heritage Gap Study*, vol. 6: East Hawthorn, 2019, p329

<sup>4</sup> Meredith Gould, *Hawthorn Heritage Study – Volume 1A Main Report*, 1993, p26

<sup>5</sup> 'Advertising', *Argus*, 10 October 1854, p7

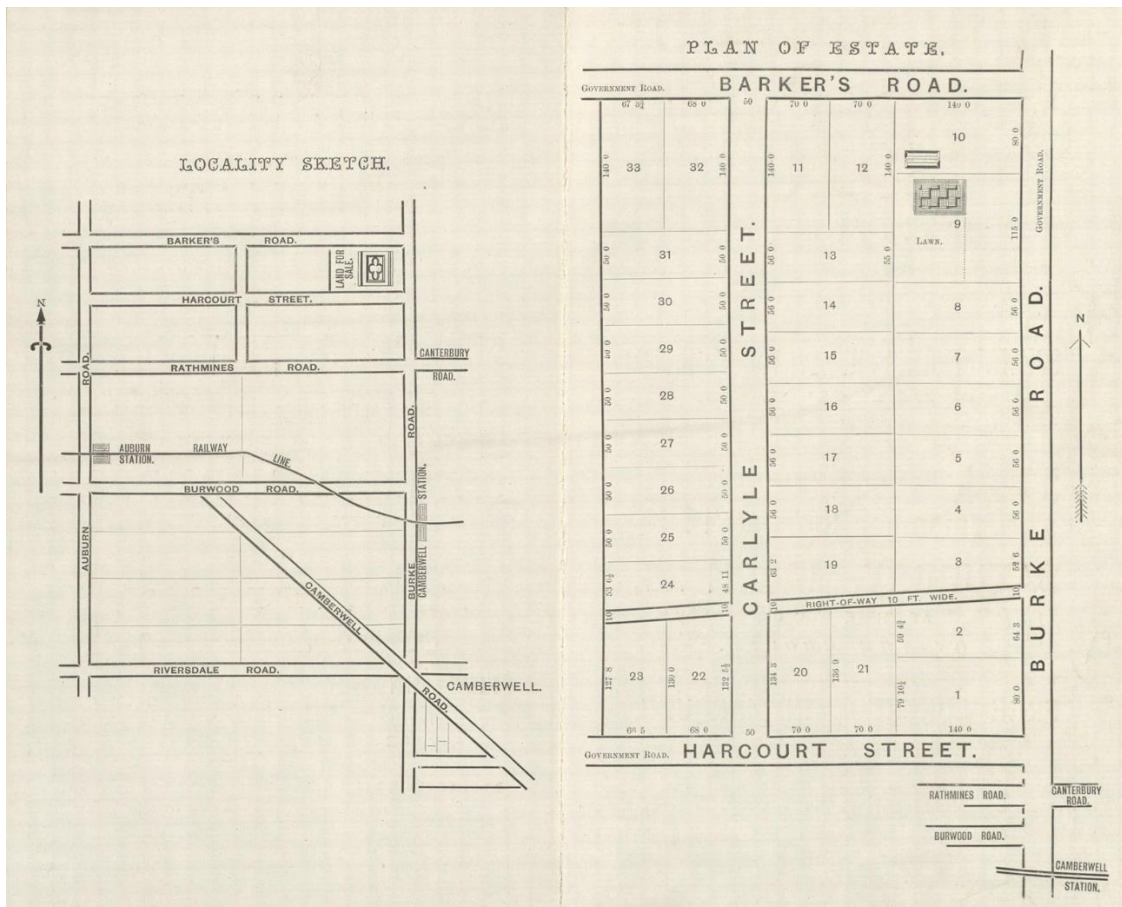
<sup>6</sup> Cyrus Mason, *Village of Rathmines, Boroondara*, 1857, SLV



### 3.2 Smythesdale Estate

Around 1880, Robert Sparrow Smythe purchased a land holding from John Alexander Davies bound by Barkers Road, Burke Road, and Harcourt Street.<sup>7</sup> Smythe was a journalist and entrepreneur, who had arrived in Australia in 1855. He worked for several newspapers, including the *Register* in Adelaide, as well as the *Age*, the *Illustrated Australian News*, and the *Chronicle*. In 1862, Smythe turned to theatrical management, and by the 1870s specialised in lecture management. This role saw Smythe take notable Australians on tour in Europe, and subsequently bring influential Europeans back to Australia to deliver lectures.<sup>8</sup>

In 1885, Smythe, who was then living at 1099 Burke Road, subdivided his land holding, advertising the sale as the 'Smythesdale Estate'.<sup>9</sup> The Smythesdale Estate consisted of 32 allotments, with Carlyle Street created between Harcourt Street and Barkers Road.



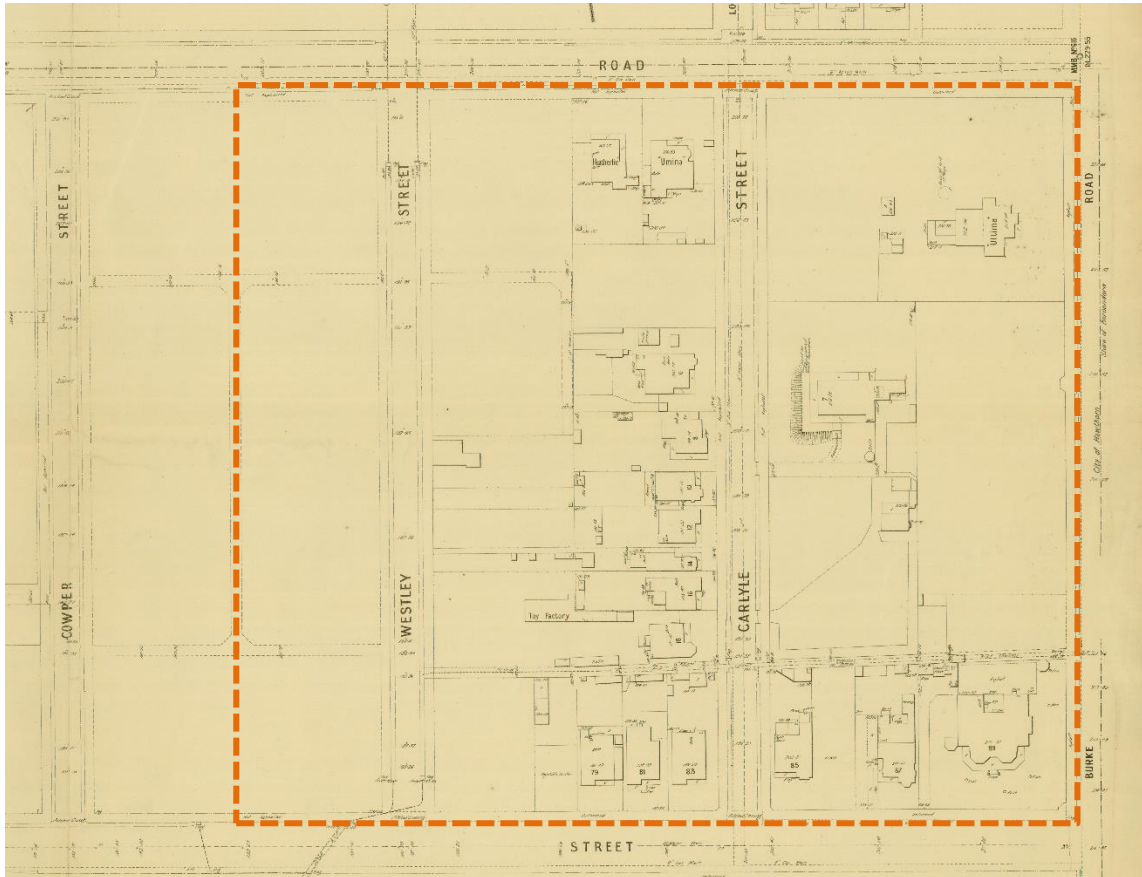
Extract from *Smythesdale Estate* sale brochure, showing division of allotments.  
(Source: 'Smythesdale Estate, Upper Hawthorn', SLV)

By 1903, the more intensive subdivision was confined to the north side of Harcourt Street and the west side of Carlyle Street. The land on the east side of Carlyle Street and adjoining part of Burke Road had remained as part of two large holdings.

<sup>7</sup> Sands and McDougall's Melbourne and Suburban Directory, 1880, p151

<sup>8</sup> M. Shillingsburg, 'Smyth, Robert Sparrow (1833-1917)', The Australian Dictionary of Biography, <https://adb.anu.edu.au/biography/smyth-robert-sparrow-8568>

<sup>9</sup> *Smythesdale Estate, Upper Hawthorn*, Batten and Percy, 1885, SLV



Melbourne and Metropolitan Board of Works Plan 1519, 1903. Study Area outlined.  
(Source: SLV)

By 1945, the estate had been fully developed.



1945 aerial, showing each allotment developed.  
(Source: Landata)

### 3.3 Fern Hill Estate

In 1875, Roderick Alison Sutherland purchased the land adjoining Davies' property.<sup>10</sup> Sutherland subdivided his land into two allotments, maintaining ownership of one allotment, on which he constructed his house *Fernside*. In 1888, the second allotment was purchased by Street and Company Limited, a firm of auctioneers.<sup>11</sup> Street and Company Limited began to subdivide the land into large allotments, selling a few allotments during the 1880s and 1890s. It was during this subdivision that both Cowper Street (originally named Sutherland Avenue) and Westley Street were established. In 1891, Street and Company Limited entered liquidation and their assets were sold off.<sup>12</sup>

Despite some sales during the late nineteenth century, by 1903 the land around Cowper and Westley Streets remained almost entirely undeveloped (refer to previous MMBW plan).

Between 1906 and 1911, the allotments which had remained unsold were readvertised. This sale – advertised as the *Fern Hill Estate* – included 29 allotments around Westley and Cowper streets.<sup>13</sup>

After its sale, development in the Fern Hill Estate was slow. By 1920 only three houses had been constructed in Westley Street (nos 12, 14, and 16) and a factory on the east side. Three houses had also been constructed on Barkers Road (nos 544, 546, 548).<sup>14</sup>

By 1945, the estate had, however been fully developed (refer to previous aerial).

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<sup>10</sup> Certificate of Title, vol. 712, folio 142328

<sup>11</sup> Certificate of Title, vol. 1418, folio 283522

<sup>12</sup> 'Advertising', *Age*, 9 May 1891, p12

<sup>13</sup> 'Advertising', *Age*, 14 October 1911, p25

<sup>14</sup> Sands and McDougall's Directory of Victoria, 1920, pp400+423



## 4 PHASE ONE FINDINGS

The following summarises the findings from Phase 1 of the study.

### 4.1 Overview of Development

The phases of development across the study area are indicative of the typical phases evident in the East Hawthorn/Camberwell area more broadly.

A summary of the remaining buildings from the three key development phases – Victorian, Federation and Interwar periods – is provided below.



Key Development Phases: Victorian (red), Federation (green), and Interwar (yellow).  
Uncoloured places date to the second half of the 20<sup>th</sup> century or early 21<sup>st</sup> century.  
(Source: Nearthmap, April 2019)

## 4.2 Smythesdale Estate

Within the area of the Smythesdale Estate, there are houses surviving from the three main phases of development – Victorian, Federation and Interwar – interspersed with later replacement buildings and some limited subdivision.

### Victorian Period

The late nineteenth century phase of development within the Smythesdale Estate remains largely intact, with thirteen of the sixteen buildings constructed prior to 1903 surviving, excluding the pre-existing house *Ultima* at 1093 Burke Road (HO22).

The Victorian period development was concentrated on the west side of Carlyle Street and Harcourt Street and remains substantially intact although some buildings have rear additions, which are generally not widely visible, and two houses have been partially altered to the front (14 + 16 Carlyle Street).

Two of the Victorian period places are isolated at the northern end of the study area – 554 Barkers Road and 5 Carlyle Street. One of these houses is likely much altered.

- 554 Barkers Road is a largely intact, timber villa to the front with a two-storey addition to the rear.
- 5 Carlyle Street is presumed to have been considerably altered, with likely original decorative elements (brackets to the cornice, verandah frieze, etc.) removed. It was part of a much larger parcel of land and its original façade is the south elevation, which is now mostly obscured. What is now the front (west) elevation was initially a side elevation.

### Federation and Interwar Periods

There is one Federation period house at the north end of Carlyle Street:

- No. 1: Built by 1910, it has prominent chimneys, terracotta tiled roof, timber frieze (concealed by creeper), and (red) brickwork which has been overpainted. The large addition to the rear, whilst visible, is set back behind the original front section.

There are a few Interwar period places as follows:

- 2 and 4 Carlyle Street: A pair of timber-framed dwellings built between 1918 and 1920. These two are remarkably intact and have roughcast render sheeting above a weatherboard dado, fine stained glass to the bay and round window, and a contained footprint with recessed porches.
- Other houses are of less interest though they are mostly intact:
  - 3 and 13 Carlyle Street: On the east side of the street but are well separated. No. 3 is probably the most intact/distinctive of this group, though 13 Carlyle Street is considerably obscured.
  - 1087 Burke Road is an ordinary example in an isolated context.
  - A small cluster at the corner of Barkers Road (nos 558-558A, 560) and Burke Road (nos 1101-1103), consisting of one house and two semi-detached pairs. All are difficult to appreciate from the public realm.



1 Carlyle Street



4 Carlyle Street





3 Carlyle Street



13 Carlyle Street

### 4.3 Fern Hill Estate

As discussed above, the housing stock along Westley Street, and the adjacent parts of Barkers Road and Harcourt Street, is generally later than that along Carlyle Street. This is consistent with the sale of Fern Hill Estate during the early 1900s, as opposed to the Smythesdale Estate which was sold during the 1880s.

Historic houses along Westley Street, and adjacent sections of Barkers Road and Harcourt Street, date to either the Federation or Interwar periods. They are mostly clustered but interspersed with more recent buildings. A few places were assessed as being of some interest, but most were unremarkable and/or altered. Overall Westley Street does not display a consistent architectural character, as summarised below, ultimately limiting its potential heritage significance.

- 12-16 Westley Street: A group of three timber-framed Federation period houses, built between 1915 and 1918, were of some interest.
- 9A Westley Street: The former factory, now residence, was one of two factories constructed in the street during the late Federation/early Interwar period. It was probably that established for the E Newman joinery works by 1925.<sup>15</sup> The façade remains largely intact as does the front section generally. The extant windows however are unlikely to be original (they were probably multi-paned, either timber or steel-framed). Whilst not an overly distinctive example, its location in this part of Hawthorn is an anomaly and of historic interest.
- Unremarkable examples include 2, 4, 6, 5-7, 15-17 Westley Street.
- Altered examples include 9 Westley Street and 536 Barkers Road.

#### 77-77A Harcourt Street

The semi-detached pair of Tudor-Moderne style houses at 77-77A Harcourt Street were constructed during the late 1930s, as were the adjacent pair at 15-17 Westley Street. Both pairs were part of a subdivision acquired by the builder Robert Moulds of Kooyong in April 1936.<sup>16</sup> It is likely Moulds constructed both pairs of houses and sold them as investment properties as in August 1936, ownership of 77 and 77A Harcourt Street was transferred to Grace Victor. Both were occupied by 1938 - Charlotte Majendie at no. 77 and Howard Denny at no. 77A.<sup>17</sup> During the 1950s, they were sold separately.<sup>18</sup>

Both pairs are largely intact though unremarkable examples of their type, with the pair at 77-77A Harcourt Street (*Loloma*) being the more distinctive of the two. *Loloma* is a single storey and has tiled hipped roof with a central gable end to Harcourt Street. The walls are a combination of roughcast render and brick - to the lower part are clinkers with tapestry bricks to the lintels/arches of the openings (windows and porch) and random quoining. The porch to no. 77

<sup>15</sup> The other factory, now demolished, was located at no. 11 and was established by C G King, leathersgoods (later National Games Sportsgoods) by 1918. Christopher King lived behind at 18 Carlyle Street.

<sup>16</sup> Certificate of Title, vol. 2620, folio 852

<sup>17</sup> Sands and McDougall Postal Directory 1938, p421

<sup>18</sup> Certificate of Title, vol. 6056, folio 072



has a Tudor arch and the windows to no. 77A include horizontal glazing bars. The openings are original timber-framed to no. 77A whereas those to no. 77 have been replaced with a mixture of non-original timber and aluminium framed types.



77 Harcourt Street



77A Harcourt Street

## 4.4 Recommendations

Discussions were held with Council officers about the preliminary findings in order to resolve the final recommendations as follows.

### 4.4.1 Smythesdale Estate Area

A Smythesdale Estate Precinct, which would include most of the surviving Victorian period houses in the area, was assessed as likely to reach the threshold for local significance.

In summary, the following properties were recommended for inclusion in the proposed Smythesdale Estate:

- Include remnant Victorian period buildings at:
  - 8, 10, 12, 14, 16, 18 Carlyle Street,
  - 81, 83, 85, 87, 89 Harcourt Street.
- Do not include 554 Barkers Road as it is isolated from the others.
- Do not include 7 Carlyle Street, which has been altered and is also isolated.

Retain the two adjacent individual heritage overlays on Burke Road as is – no. 1093 (HO21) and no. 1099 (HO22) – the former is a Federation period house and the latter a Victorian period house.

The pair of Late Federation/Early Interwar period buildings at 2 and 4 Carlyle Street, though they are good examples of their type, they were probably not sufficiently distinguished to meet the local threshold for heritage significance as an individual place.

### 4.4.2 Fern Hill Estate Area

The semi-detached pair at 77-77A Harcourt Street were assessed as not likely to reach the threshold for local heritage significance.

Whilst outside the scope of the brief, none of the other places were likely to meet the threshold though a few were of some interest.

## 5 PHASE TWO RECOMMENDATIONS

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### 5.1 Findings

Further research and analysis undertaken during Phase 2 have confirmed that the proposed Smythesdale Precinct warranted recommendation for inclusion in the Schedule to the Heritage Overlay in the Boroondara Planning Scheme. The proposed citation for this precinct is included in the Appendix.

### 5.2 Heritage Overlay Schedule Controls

Specific controls have not been recommended for the proposed precinct.

### 5.3 Map

The following maps outline the extent of the proposed Heritage Overlay.



Recommended extent of Heritage Overlay  
(Source: Nearmap, 2021)

## **APPENDIX – Smythesdale Estate Precinct**

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## SMYTHESDALE ESTATE PRECINCT

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<b>Address</b>	8-18 Carlyle Street (even only) and 81-89 Harcourt Street (odd only), Hawthorn East
<b>Significance</b>	Local
<b>Construction Dates</b>	19 <sup>th</sup> century (1887-1892)
<b>Period</b>	Victorian
<b>Date Inspected</b>	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 20<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 - crests, to the gable, 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 20<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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.<sup>1</sup> 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 19<sup>th</sup> 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.




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<sup>1</sup> 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/Ealy 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.<sup>2</sup>

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'.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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

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<sup>2</sup> Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, inside cover

<sup>3</sup> Built Heritage, City of Boroondara Thematic Environmental History', p87

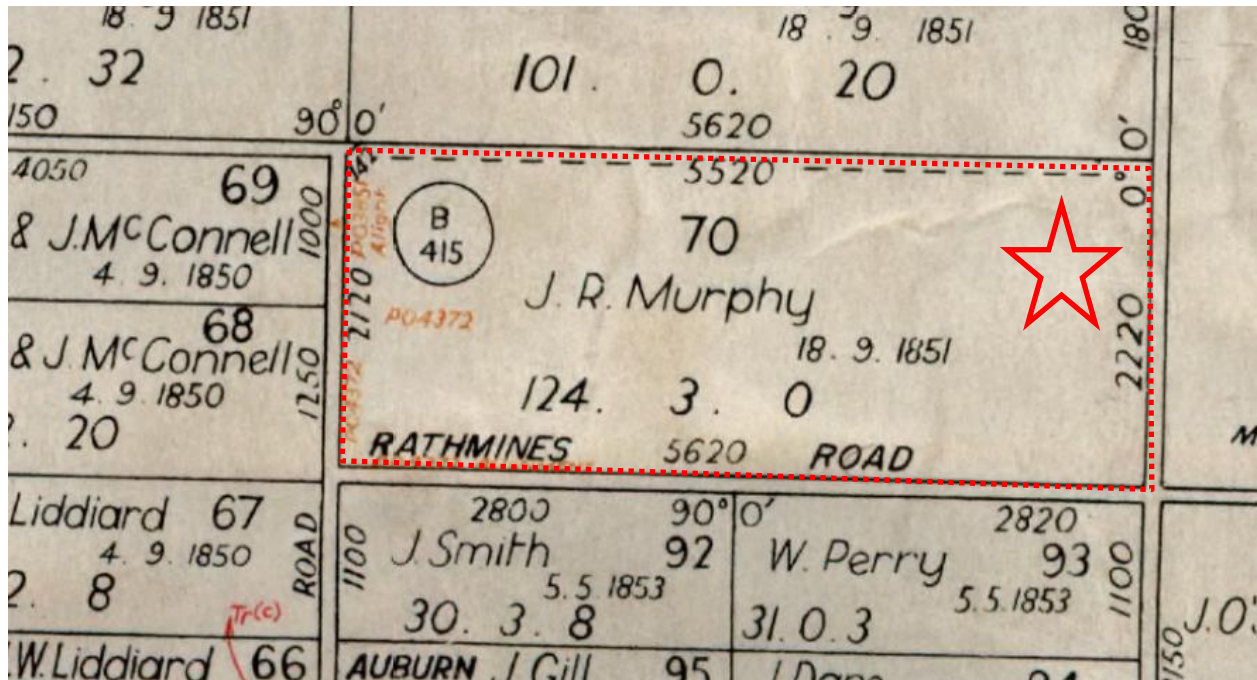
<sup>4</sup> <https://www.victorianplaces.com.au/hawthorn-east>, accessed 28.02.2022

<sup>5</sup> 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.<sup>6</sup>



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

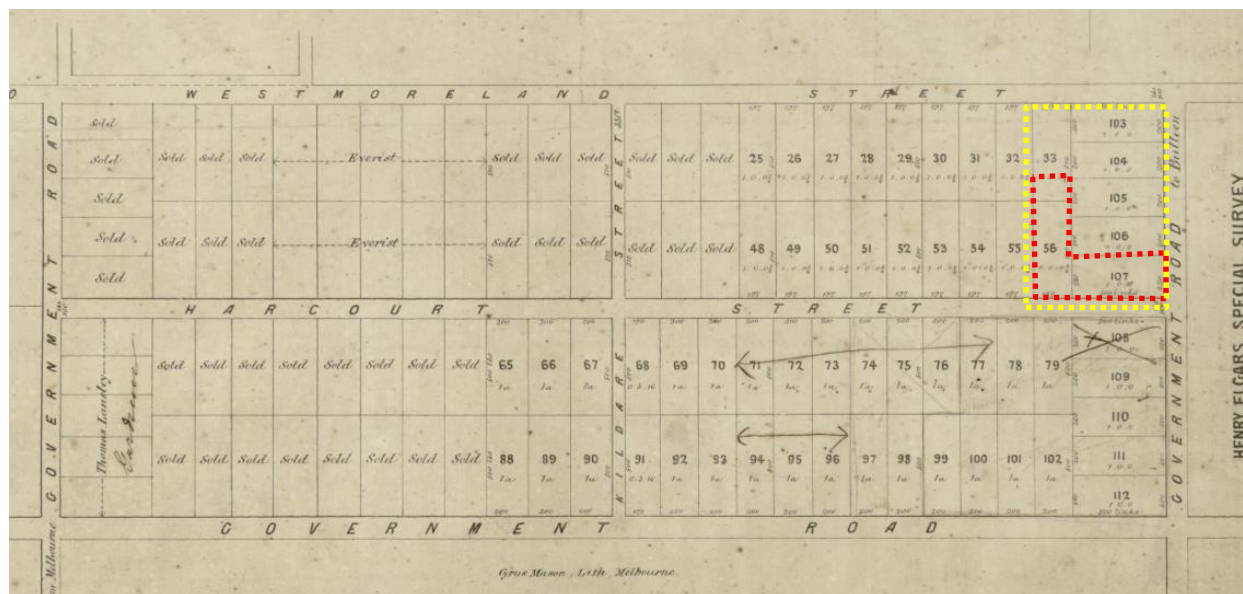
By 1853, Murphy had reportedly subdivided his holdings into 112 allotments, each of 1 acre with Harcourt and Kildare streets being created.<sup>7</sup>

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'.<sup>8</sup> The Village of Rathmines area was initially known as Red Gum Flat, later as Upper Hawthorn and subsequently as Auburn or Hawthorn East.

<sup>6</sup> *Argus*, 28 November 1891, p9

<sup>7</sup> Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, p46

<sup>8</sup> *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.<sup>9</sup> Initially Harcourt Street was often referred to as Lansley's Road, after Thomas Lansleys 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.<sup>10</sup>

The precinct derives from the holdings associated with *Ultima*, the house at 1099 Burke Road, which has been thought to date to the 1860s.<sup>11</sup> The first owner/occupant that can be confirmed in this location is Robert A Lidwell, who was living there by 1871.<sup>12</sup> In January of that year tenders were called for 'filling in a water channel in Mr Lidwell's property'.<sup>13</sup> He resided there until about 1873, before the architect James Gall was listed for one year (1874).<sup>14</sup> 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.<sup>15</sup> 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.<sup>16</sup>

In December 1878, Robert Sparrow Smythe, then residing in East Melbourne, acquired the holdings.<sup>17</sup> Smythe resided at *Ultima* from 1880.<sup>18</sup> 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

<sup>9</sup> National Trust of Australia (Victoria), 'Rathmines Village', Hawthorn, 1986, p3

<sup>10</sup> Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, p143

<sup>11</sup> Citation for HO22, 1099 Burke Road, Hawthorn

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

<sup>13</sup> *South Bourke Standard*, 20 January 1871, p2

<sup>14</sup> Sands & McDougall directory, 1872-74

<sup>15</sup> 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

<sup>16</sup> Sands & McDougall directories

<sup>17</sup> Certificate of Title, vol. 1706, folio 179

<sup>18</sup> 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 supported<sup>19</sup> Three of his five children outlived him - a son Carlyle and two daughters, Florence and Adelaide.<sup>20</sup> 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'.<sup>21</sup> 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 other ....<sup>22</sup>

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)<sup>23</sup> 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.<sup>24</sup>

#### 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.<sup>25</sup> 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).

<sup>19</sup> 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

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

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

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

<sup>23</sup> Macadamised roads were formed by laying and rolling successive layers of broken stone.

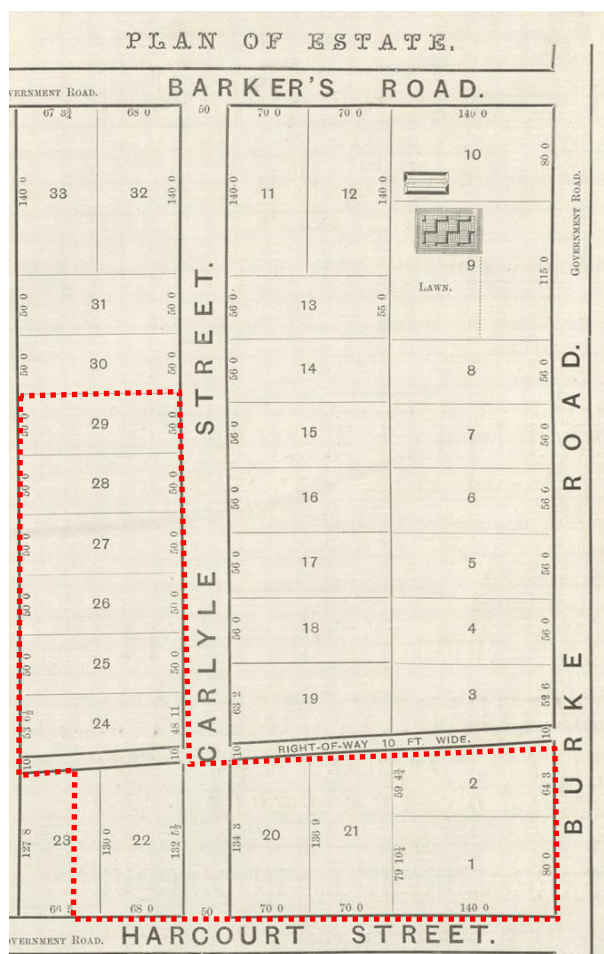
<sup>24</sup> 'Advertising', *Argus*, 14 March 1885, p14

<sup>25</sup> *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.<sup>26</sup>

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.<sup>27</sup>

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).<sup>28</sup> A marked-up version of the estate plan provides details of the total prices – ranging from £20 to £60.<sup>29</sup>

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).<sup>30</sup> Most of the titles to the purchasers were issued from mid-1885 to mid-1886.

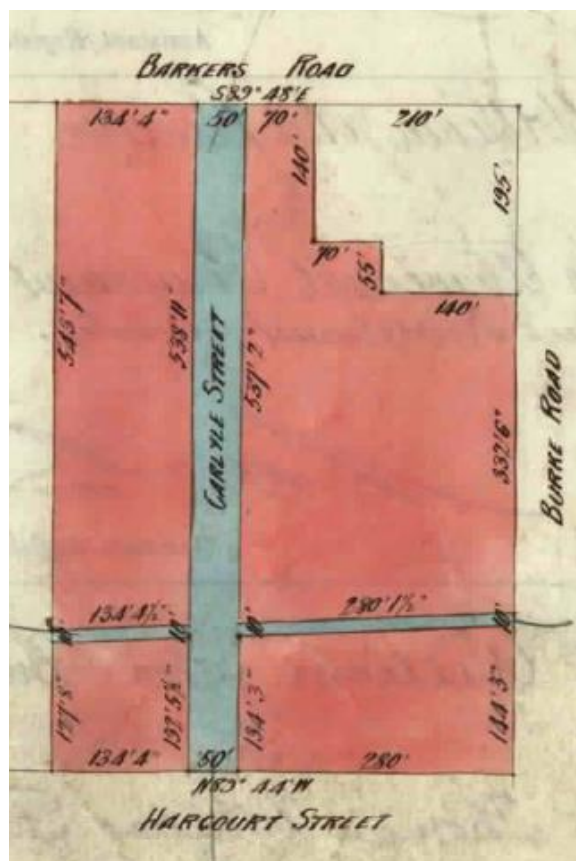
<sup>26</sup> 'Sales of Property', *Leader*, 4 April 1885, p30. Most of the lots on Barkers Road did not sell at the auction.

<sup>27</sup> One pound (£) equaled 20 shillings (s).

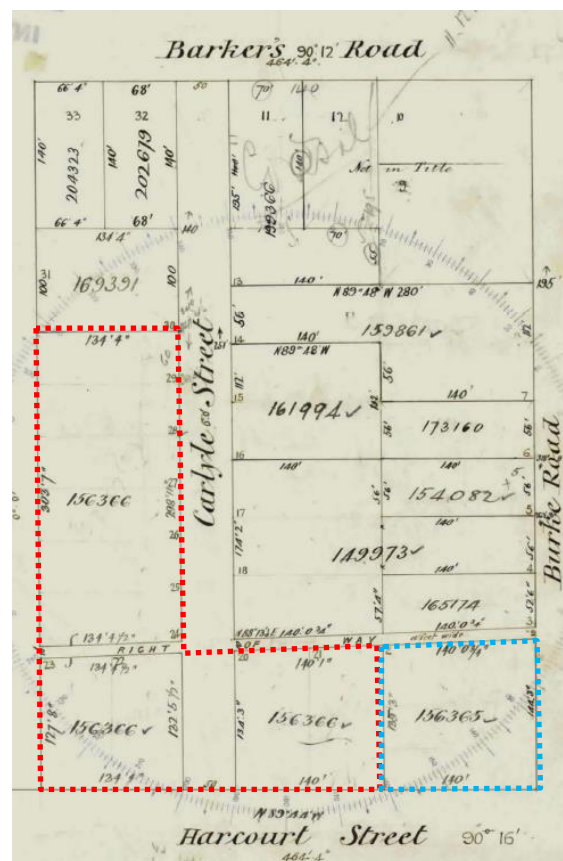
<sup>28</sup> Certificate of Title, vol. 1706, folio 177.

<sup>29</sup> *Smythesdale Estate, Upper Hawthorn*, Batten and Percy, 1885, SLV

<sup>30</sup> 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).<sup>31</sup>

Two years later, all the houses in Carlyle Street had been constructed although two were vacant (nos 14 and 16).<sup>32</sup> In 1893, only one house in Carlyle Street was vacant and the houses had been numbered.<sup>33</sup> In 1895, two houses were vacant (nos 10 + 12) though in the following year, all houses were occupied.<sup>34</sup> 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.

<sup>31</sup> 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

<sup>34</sup> 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.<sup>35</sup> It is likely that this house was architect designed.<sup>36</sup>

### 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. <sup>37</sup>	RB 1887 <sup>38</sup> RB 1890 - 4 room, brick. <sup>39</sup> 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. <sup>40</sup>	RB 1891- land SM 1892 - Robert Milligan RB 1893 – 4 room, weatherboard <sup>41</sup>
12	1892	Samuel Leonard Joseph Welshford in 1887 William George Walker, March 1888, part Norman Bentwitch February 1889 <sup>42</sup> Mrs Margaret Cameron, December 1890. <sup>43</sup>	RB 1891- land SM 1892 - Margaret Cameron RB 1893 – 4 room, weatherboard <sup>44</sup>
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 <sup>45</sup>
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 <sup>46</sup>
18	1890	Henry Pratt, October 1887 Mrs Rachel King, July 1889,	RB 1890 – Rachel King, 5 room, weatherboard 'in progress'. <sup>48</sup>

<sup>35</sup> 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.

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

<sup>37</sup> Certificate of Title, vol. 1752, folio 347

<sup>38</sup> Hawthorn Rate book, 1887, p95, entry 2847. The NAV was £30.

<sup>39</sup> Hawthorn Rate book, 1890, p124, entry 3710. The NAV was £15

<sup>40</sup> Certificate of Title, vol. 1977, folio 330

<sup>41</sup> Hawthorn Rate book, 1893, p41, entry 5025. The NAV was £22

<sup>42</sup> Certificate of Title, vol. 2001, folio 126

<sup>43</sup> Certificate of Title, vol. 2144, folio 660

<sup>44</sup> Hawthorn Rate book, 1893, p42, entry 5026. The NAV was £24

<sup>45</sup> Hawthorn Rate book, 1893, p42, entry 5027. The NAV was £20

<sup>46</sup> 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. <sup>47</sup>	

### 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. <sup>49</sup>	RB 1889 <sup>50</sup>  Identified as <i>Lara</i> . <sup>51</sup>  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. <sup>52</sup>	RB 1889 <sup>53</sup>  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. <sup>54</sup>	RB 1889 <sup>55</sup>  RB 1890 – 8 room, brick  SM 1890 - Mrs Deborah Fowler
87	By 1889	A J Fuller, November 1888. <sup>56</sup>	RB 1889 <sup>57</sup>  RB 1890 – 8 room, brick  SM 1890 – Arthur J Fuller
89 <i>Tempe</i>	By 1887	Frederick Lavers, October 1885  He died 1888. <sup>58</sup>	RB 1887 - F Lavers, Burke Road <sup>60</sup>  SM 1890 – Stephen Atcherley

<sup>48</sup> Hawthorn Rate book, 1890, p124, entry 3713. The NAV was £32

<sup>47</sup> Certificate of Title, vol. 1954, folio 627

<sup>49</sup> Certificates of Title, vol. 2000, folio 966; vol. 2030, folio 342

<sup>50</sup> Hawthorn Rate book, 1889, p83, entry 2399. The NAV was £40.

<sup>51</sup> 'Births', *Argus*, 9 March 1889, p1

<sup>52</sup> Certificates of Title, vol. 2000, folio 966; vol. 2043, folio 580; vol. 4504, folio 605

<sup>53</sup> Hawthorn Rate book, 1889, p83, entry 2398. The NAV was £56

<sup>54</sup> Certificates of Title, vol. 2020, folio 911; vol. 2045, folio 895

<sup>55</sup> Hawthorn Rate book, 1889, p83, entry 2397. The NAV was £70

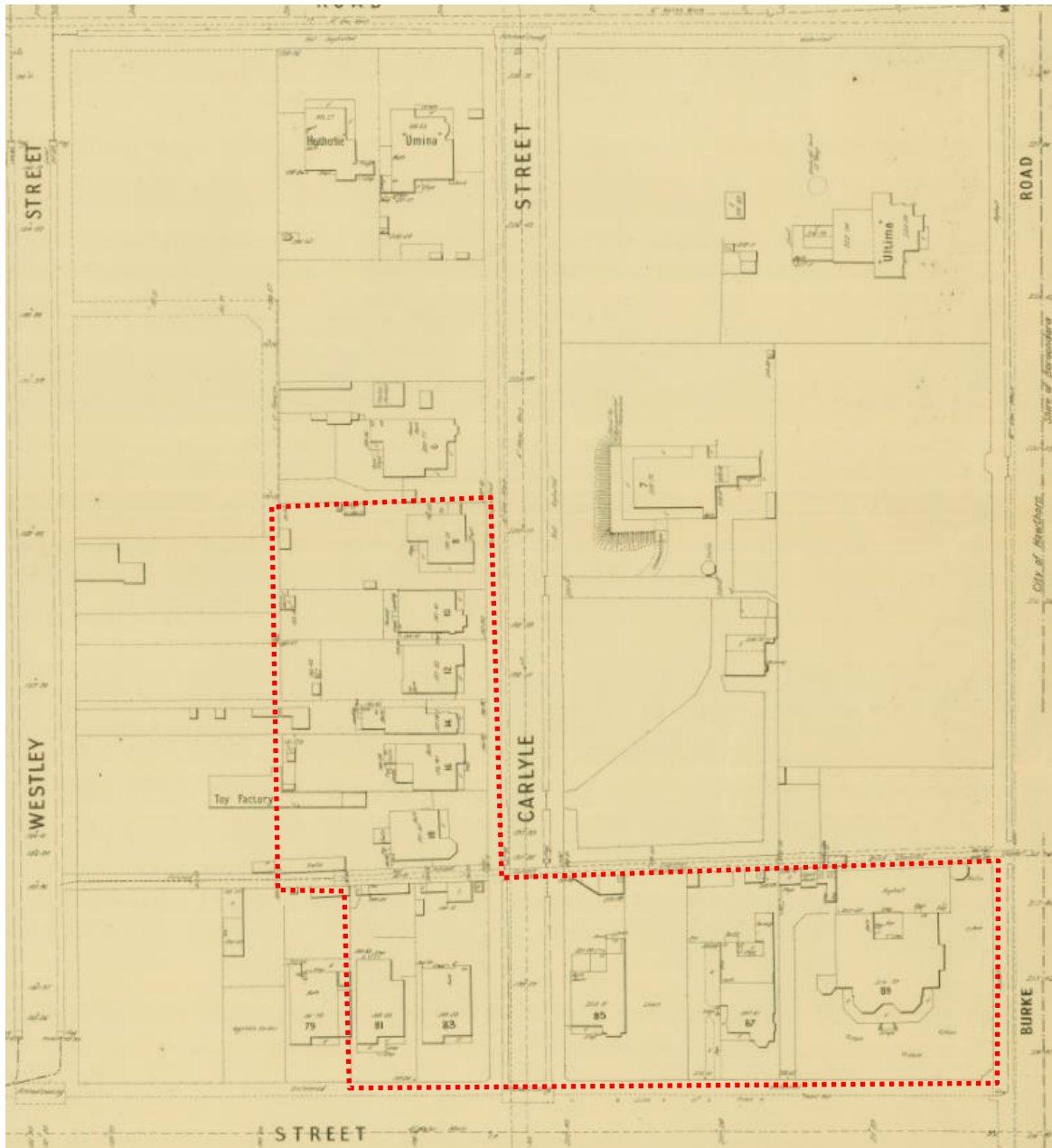
<sup>56</sup> Certificate of Title, vol. 2095, folio 980

<sup>57</sup> Hawthorn Rate book, 1889, p83, entry 2396. The NAV was £70

<sup>58</sup> '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. <sup>59</sup>	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.<sup>61</sup>



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

<sup>60</sup> Hawthorn Rate book, 1887, p96, entry 2876. The NAV was £50.

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

<sup>61</sup> 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 ...<sup>62</sup>

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.'<sup>63</sup>

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.<sup>64</sup>



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 Street<sup>65</sup> (Source: Landata, project no.5, run 23, frame 58774)

<sup>62</sup> Age, 23 November 1907, p3

<sup>63</sup> 'Auctions', *Herald*, 23 April 1921, p20

<sup>64</sup> 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 19<sup>th</sup> century. At the end of the 19<sup>th</sup> 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.<sup>66</sup>
- Theme 5: Building Victoria's Industry and Workforce
  - Subtheme: 5.2 – Developing a Manufacturing Capacity, Early twentieth century developments (1900-1940). During the early 20<sup>th</sup> 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.<sup>67</sup> 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 19<sup>th</sup> century houses are not necessarily indicative of this style, this nomenclature has been generally employed for most late 19<sup>th</sup> 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 19<sup>th</sup> 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.<sup>68</sup> The houses are generally

<sup>65</sup> 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.

<sup>66</sup> Built Heritage, City of Boroondara Thematic Environmental History', 2012, pp127-128

<sup>67</sup> Built Heritage, City of Boroondara Thematic Environmental History', pp93-94

<sup>68</sup> 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.<sup>69</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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.

<sup>69</sup>

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.



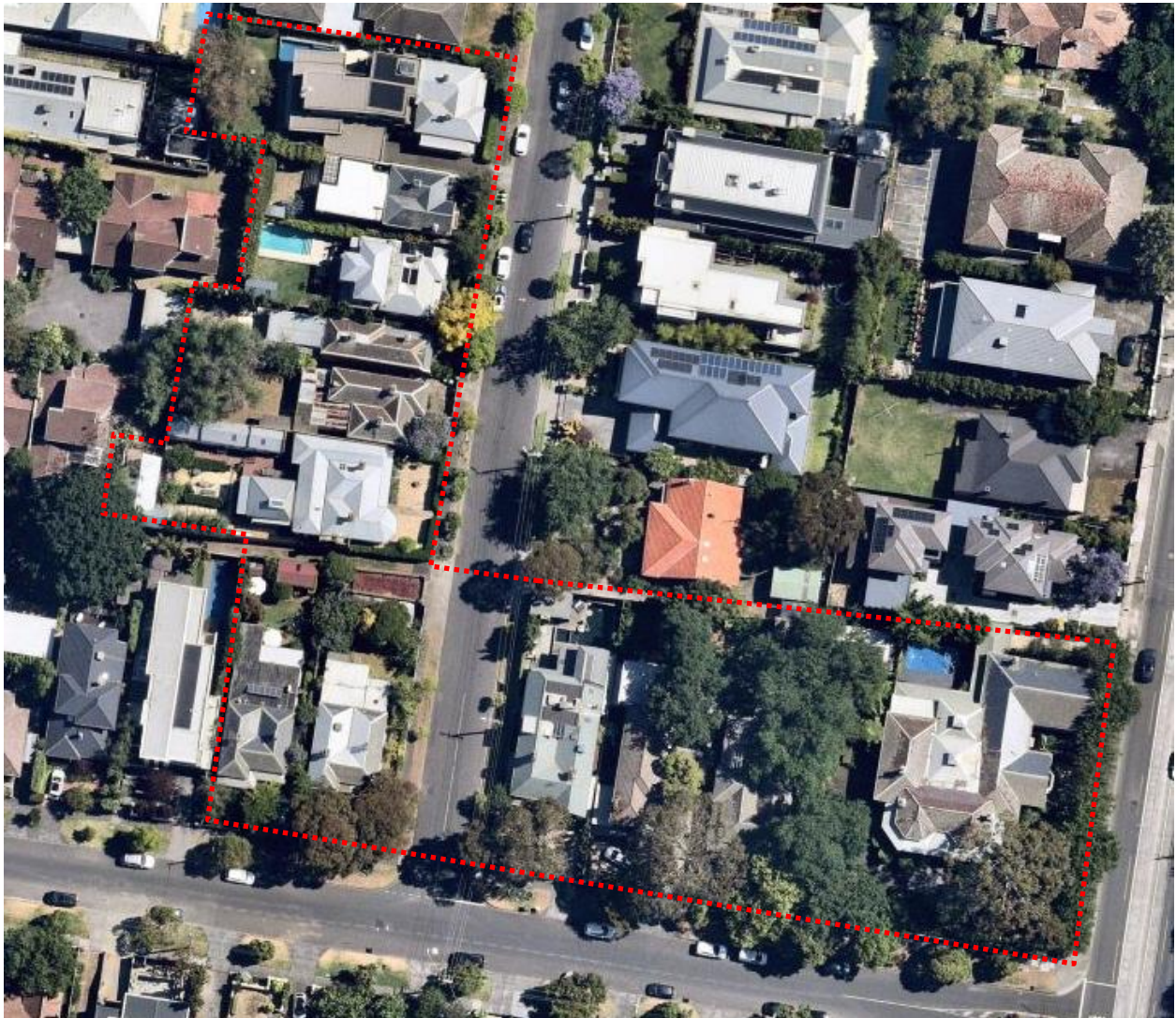
## Recommendations

### 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)