

CITY OF BOROONDARA

Review of C* Grade Buildings in the Former City of Hawthorn

Prepared for
City of Boroondara

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VOLUME 2 INDIVIDUAL BUILDING DATA SHEETS AND
DATA SHEET FOR C PROPERTY RECOMMENDED FOR
INCLUSION IN EXISTING HERITAGE PRECINCT

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**DATA SHEET FOR C PROPERTY RECOMMENDED FOR INCLUSION IN
EXISTING HERITAGE PRECINCT**

Name	<i>Avenel</i> later <i>Tower House</i>	Reference No	
Address	27 Anderson Road, Hawthorn East	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	1885-86	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT **Rec.** BPS Heritage Overlay

History

The subject property was built in 1885-86 for Daniel Wright, a school teacher and former head of the Hawthorn Common School, later the Hawthorn State and now Hawthorn Primary School¹, on lot 22 of the 'Tower Hill' estate subdivision of 1883.² Wright also initially owned the adjacent allotment, lot 23, to the west of the property to Neave Street. The house initially had a rated value of £50³, which had increased to £52 by the 1888 rate cycle, where it was described as a brick house of six rooms.⁴ Daniel Wright taught at various state schools in inner Melbourne, before he retired in 1894, and continued to reside at the subject property until c. 1898. By 1900, the house was occupied by E Ferres, who named the house *Iona*. Ferres' tenure was brief, as by 1905 the property was occupied by the Kirwood family, who gave the house the name *Avenel*. The property retained this name and its generous allotment during their period of occupation, and that of their successor Charles Rogers. In c. 1926, a new owner Reverend E Baldwin, was in residence at 23 Anderson Road, with neighbour Otto Unmack at 27 Anderson Road. At this time, subdivision of the allotment to the corner of Neave Street is thought to have occurred, and from 1927, the *Sands & McDougall Directory of Victoria* recorded new listings at 21, 23 and 25, with the subject property now renumbered as 27 Anderson Road. The property was subsequently occupied by Frank Hamilton, a broker, and may have remained in Reverend Baldwin's ownership for a number of years. A member of the Baldwin family reappeared as the occupant of the address in 1948. From c. 1950 the property was occupied by George S Brett, before Dr J V Sanders took up residence in c. 1963, remaining there until at least 1974.⁵

It is not known when the house gained the name *Tower House*. Originally it would have enjoyed extensive views to the west and south, being situated on a significant rise. Residential development to the west in the mid 1920s effectively screened this side of the property. Today it is not possible to ascertain whether there may have previously been an additional entrance to the house positioned under the tower which would have been a prominent and highly visible landmark (the tower is sited behind the main roof line).

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Avenel, 27 Anderson Road, Hawthorn East, is a single-storey double-fronted Victorian villa constructed of Hawthorn brick (with polychrome brickwork), on an asymmetrical plan. Its distinguishing feature is a tower which retains pressed cement balustrade and orbs. The roof is hipped and slate-clad, with polychrome brick chimneys with moulded caps, bracketed eaves and cast iron finial. A canted bay terminates a bullnose corrugated galvanized steel verandah with cast iron Corinthian columns, frieze and brackets. Non-original timber steps provide access to the main entrance which contains a half-glazed panelled timber door and glazed surrounds. The façade contains a tripartite window opening with timber-framed double-hung sashes and conventional double-hung sashes elsewhere.

Approvals were granted for additions and alterations in 1987, and the construction of a new garage and conversion of the existing into a pool house in 2003.⁶ These works appear to have included the demolition of rear elements of the original house and the construction of a single-storey wing on the north side. This addition has limited visibility from the streetscape, as it has a generous setback from the principal façade of the house, and is largely concealed by the garage in the east garden setback. Approval for the present cast iron and bluestone fence dates from 2004.⁷ Most recently, a new concrete driveway has been laid, new landscaping has been carried out and the existing stone front steps have been replaced with timber. The house appears otherwise externally intact to the extent of the original principal component, including the tower.

Historical Context

The subject property was the first house to be built in Anderson Road, after the 'Tower Hill' estate sale and subsequent subdivision of 1883.⁸ The break up of the former Tower Hill estate occurred at a time when many of the large earlier estates were being sold off and subdivided in desirable areas of Melbourne, including parts of Hawthorn.

Comparative Analysis

The house compares with numerous other examples of polychrome and bichrome villas on a similar footprint, such as 68 Barkers Road, 83 Manningtree Road in Hawthorn (variously graded C and C*) and 36 Alma Road, Camberwell (graded B) elsewhere in the municipality. What distinguishes this property, however, is the prominent tower element located on the western side, from which the house name derived. While the original views from the house have been altered, its hilltop position and tower maintain its presence.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Avenel, 27 Anderson Road, Hawthorn East, is a fine example of a 1880s Victorian villa, with a substantially intact original principal building component. The c.1987 addition, while of some scale, is secondary and sympathetic to the original building, and set well back from the principal building façade; in this way it does not detract from the presentation and appearance of the original building.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Avenel, 27 Anderson Road, Hawthorn East, is distinguished by its prominent tower and elevated position within the streetscape.

Statement of Significance

Avenel, 27 Anderson Road, Hawthorn East, is of historical and architectural significance at a local level. It is a fine example of a 1880s Victorian villa, with a substantially intact original principal building component. The prominent tower, and elevated position within the streetscape, recall the period in the late nineteenth and early twentieth centuries, when the property had extensive views to

the west and south. The c. 1987 addition, while of some scale, is secondary and sympathetic to the original building.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ McWilliam, Gwen, *A school for Hawthorn*, 1975, p. 49, & McWilliam, Gwen, *Hawthorn West Primary School, 125th Anniversary 1853-1978*, 1978, Cited in G Butler & Associates, *Hawthorn Keynote place (draft)*, 2000.

² Anderson Road 11, Sale 15 December 1883, Cited in G Butler & Associates, *Hawthorn Keynote place (draft)*, 2000.

³ City of Hawthorn Rate Books, various years, checked by and cited in G Butler & Associates, *Hawthorn Keynote place (draft)*, 2000.

⁴ Town of Hawthorn Rate Books, 1888, #3434, cited in Meredith Gould Heritage Architects, *Hawthorn Heritage Study*, 1992.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1974.

⁶ Building Permit #5201, dated 10 December 1987, and #BS1455/2003 0199/0, dated 9 October 2003, City of Boroondara Building File, 40/408/05106 Pt 1.

⁷ Building Permit #BS1590/2004 0307/0, dated 3 November 2004, City of Boroondara Building File, 40/408/05106 Pt 1.

⁸ Anderson Road 11, Sale 15 December 1883, Cited in G Butler & Associates, *Hawthorn Keynote place (draft)*, 2000.

Name	House	Reference No	
Address	4 Ardene Court, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C* (front), B (rear)
Date	1864 (rear cottage); 1881 (house)	Previous Grading	C*3 (front), B (rear)



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Originally, 66 Wattle Road (formerly Weinberg Road), the property is today known as 4 Ardene Court. Ardene Court was created in the early 1960s by the subdivision of a neighbouring property to the subject site, and, it is thought, much of the subject property's extensive grounds to the south of the residence. The original extent of the property is shown on a MMBW survey plan dated 1901.¹

The house appears to have been constructed in three phases – the earliest portion, consisting of three rooms in a row with no interconnecting doors – apparently typical of early German buildings in Victoria² - today forms the western rear wing. The original occupant, Andreas Bruse, was a member of the district's well-documented German farming community, which thrived in the Weinberg (Vineyard) Road area during the 1850s and 1860s. Bruse, a farmer, had acquired the allotment in 1853. Rate records indicated the cottage was constructed in c. 1864.³ At an unknown date, a further wing, consisting of three additional rooms, was also constructed facing the original building. It is possible that these two structures functioned as two independent cottages, forming the nucleus of a farming property. In 1881, the front villa portion of the property, consisting of four additional rooms, was constructed by owner-builder Robert Elkins, which also necessitated some alterations to the earlier structures.⁴ Elkins remained at this address - first numbered 66 Wattle Road in c. 1893 - until c. 1894, after which time it was occupied by Charles Darling (c. 1895-1899), George Johnston (c. 1900), and Mrs. Mark Skene (c. 1905), among others. In c. 1915, Burton Avenue was cut through to the west of the subject property, and at some time in the middle 1930s, a duplex building (64 Wattle Road) was constructed, truncating the property's frontage to Wattle Road. Weinberg Road had been renamed Wattle Road during the First World War, presumably a result of anti-German sentiment. By the late 1950s, the neighbouring property, 70 Wattle Road, had been converted to flats known as *Ardene Flats*, while the subject property occupied by Alfred Beattie and later Reginald Strickland, remained as 66. The name Ardene is thought to have derived from the property converted to flats. Ardene Court was first listed in the *Sands & McDougall Directory of Victoria* in 1962, indicating the demolition of *Ardene Flats* had taken place. It is thought that a further part of the subject property's

original land holding was also subdivided at this time, to form the western side of the new court, with the subject property, 66 Wattle Road, becoming in due course, 2 and today 4 Ardene Court.

(Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006).

Description & Integrity

The house at 4 Ardene Court, Hawthorn, is an amalgam of various building phases from the mid to late nineteenth century. The northernmost section which addresses the street dates from the 1880s and comprises a single-storey double-fronted Victorian brick villa. The hipped roof is slate-clad and finished with bracketed eaves and face brick and overpainted brick chimneys with moulded caps. The symmetrical façade displays an overpainted tuckpointed brick finish, whereas the sides retain polychrome Hawthorn brickwork. The façade comprises a central entrance, with panelled timber door and glazed surrounds, flanked by a pair of canted bays; each opening contains a timber-framed double-hung sash window. The façade and west elevation are screened by an ogee profile corrugated galvanised steel verandah with chamfered timber posts, cast iron frieze and brackets and timber floor. The verandah sub-floor is enclosed by non-original timber boards.

Located south of the villa are two earlier single-storey brick wings, or cottages, which apparently date from the mid-1860s and pre-1881 period.⁵ These formed a U-shaped floor plan with the north section of the house until enclosed on the southern side during the 1960s. The earliest (west) wing is largely concealed from view from the street but it apparently comprises three rooms on a rectangular plan, without interconnecting doors, which open onto a straight (possibly non-original) verandah along the west side.⁶ The hipped slate roof is penetrated by a non-original (1880s) bichrome brick chimney and the brickwork is overpainted. The east wing is visible from Ardene Court. The walls were clad in the 1880s with brickwork to match the front villa. The hipped slate roof has a small Dutch gable at the south end and there are no eaves overhangs. The visible east elevation contains a recessed arched entrance of uncertain origin which appears to have been further altered with the insertion of a new panelled timber door, glazed surround and tiled step. It is flanked by conventional timber-framed double-hung sash windows. Approval was granted for unspecified alterations and additions in 1963 and 1964 which most likely included the south wing connecting the east and west wings.⁷

A large brick garage located in the north-west corner of the site probably dates from 1982 and approval was granted for further small additions at the rear of the house in 1988.⁸ The frontage is unfenced.

Historical Context

The subject property is associated with the mid-nineteenth century settlement and development of this area of Hawthorn by a German farming community. The original occupant and owner of the original portion of the subject house was Andreas Bruse, who was reputedly from Saxony. The current allotment dates from a much later development, albeit a minor subdivision, when Ardene Court was created in the 1960s.⁹

Comparative Analysis

As it is viewed from the street, the property at 4 Ardene Court, Hawthorn, can be compared to other examples in Hawthorn such as 25 Oak Street (q.v. graded C*), 1 Bayview Street and 1A Wiseman Street (graded B2 and B3 respectively). The Oak Street example has a similar level of integrity, form and detail with overpainted rendered façade. The Bayview Street example, however, appears to be more intact and displays far more elaborate detailing. The house at 1A Wiseman Street is similarly staged with the bayed front being the last stage of development, however it also displays very high integrity.¹⁰ With regard to the 1860s cottage and wing at the rear, it is difficult to ascertain how many similar buildings exist in Boroondara as attached wings or have been completely incorporated into later houses. Previous research would suggest that the 1860s wing is a common type for early German buildings with similar examples beyond the municipality at Thomastown and Mitcham, but remains as one of the earliest in the Wattle (Weinberg) Road area.¹¹ A similar scenario possibly exists nearby at 61 Wattle Road, where the rear kitchen wing of a former timber house was retained and the timber house was replaced with a brick villa in the 1860s.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: *The historical importance, association with or relationship to Boroondara's history of the place or object.*

The property at 4 Ardene Court, Hawthorn, is of historical significance due to its association with the history of the German farming community which settled in this area of Hawthorn in the mid-nineteenth century. The dwelling, through its evolved nature, also demonstrates aspects of the transformation of the property from its early association with a mid-nineteenth century farming settlement through to an established and desirable garden suburb by the later nineteenth century.

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

The 1880s component of the property at 4 Ardene Court, Hawthorn, in particular is a generally intact example of a Victorian villa, with a well executed principal façade and prominent bayed verandah.

Statement of Significance

The property at 4 Ardene Court, Hawthorn, is of historical and architectural significance at a local level. It is of historical significance due to its association with the German farming community of the mid-nineteenth century in this area of Hawthorn. The dwelling, which is an evolved structure with the principal components dating from the 1860s to the 1880s, demonstrates aspects of the transformation of the property from its early association through to its location in a more established garden suburb by the late nineteenth century. The 1880s component is also a generally intact example of a Victorian villa, with a well executed principal façade and prominent bayed verandah.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Melbourne Metropolitan Board of Works survey plan no. 56, Hawthorn, scale 160':1", dated May 1901.

² This is discussed in research undertaken by Ruth Dwyer incorporated into 4 Ardene Court, place identification form, Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

³ Rate book research undertaken by Ruth Dwyer and cited in 4 Ardene Court, place identification form, Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

⁴ Rate book research undertaken by Ruth Dwyer and cited in 4 Ardene Court, place identification form, Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

⁵ Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

⁶ Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; Meredith Gould Conservation Architects, *Hawthorn Heritage Study Review*, 1994.

⁷ Details sourced from the City of Hawthorn Building Index, Permit #4897, dated 1963, and #5396, dated 11 May 1964.

⁸ Details sourced from the City of Hawthorn Building Index, Permit #5994, dated 16 November 1988, and revised application #6048, dated 6 December 1988.

⁹ Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; Meredith Gould Conservation Architects, *Hawthorn Heritage Study Review*, 1994; additional research by Lovell Chen, 2006

¹⁰ Meredith Gould Conservation Architects, *Hawthorn Heritage Study Review*, 1994.

¹¹ Information prepared by Ruth Dwyer and cited in 4 Ardene Court, place identification form, Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Name	Norwood	Reference No	
Address	14 Auburn Grove, Hawthorn East	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1882-83	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Norwood, 14 Auburn Grove, Hawthorn East - the long-term home of the Barrett family - was occupied by solicitor, Edward Barrett, by 1883 with building commenced on the subject site during 1882. Local builder, Thomas Barrett, was associated with land Auburn Grove from 1881, and may have built this imposing house, described in 1886 as a brick house of nine rooms and valued for rating at £95, plus land.¹ Edward Barrett was involved in the community, for example supporting candidates Francis Gillman and Edward Heron for the local Council in 1888. He was a trustee of the local Oxley Road Methodist Church and for a while the Superintendent of the Sunday School, the foundation stone of which was laid by Mrs Barrett in 1888.² Mrs Sarah Barrett retained the house during and after the First World War, with subsequent occupants including Melinda Milne. The property was still rated as a nine-roomed house occupied by Jean Daley at the end of the Second World War, and then subsequently rated as two flats.³

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992)

Description & Integrity

Norwood, 14 Auburn Grove, Hawthorn East, is an externally generally intact and substantial Italianate villa of stuccoed brick with a canted west bay and a verandah with a non-original (but sympathetic) lace balustrade and iron posts.⁴ The verandah cornice is dentilled, and the verandah roof is galvanized iron. The main roof is clad with slate, and has galvanized iron ridge-capping and stuccoed chimneys with prominent cornices. The eaves are boxed, with intermittent paired brackets. The footings and verandah base are exposed bluestone, dressed on the verandah and with rough-cut ashlar on the footings. The window openings are all square-topped, with double-hung timber sashes, and the reveals chamfered to points just above and below the sills and heads. The front door case appears original; the screen door is a 1900s -1920s pattern, likely to be reproduction. The garden has some eucalypt plantings and shrubs; the side fences are standard palings while the front picket fence is of fairly recent date.

Historical Context

The subject property is a component of the residential development which occurred in this area of Hawthorn around the time of the arrival of the railway line and establishment of the Auburn railway station in the early 1880s. A number of large local and earlier estates were subdivided in this period, including 'Hepburn Hill' and 'Grove Estate'.⁵

Comparative Analysis

Norwood, 14 Auburn Grove, Hawthorn East, compares with many two-storeyed and bayed Italianate houses in Melbourne and elsewhere. In its overall scale, composition, Italianate styling and detail, the property can be compared with a number of similar examples in Hawthorn and elsewhere in Boroondara. It is similar to *Church Hill* at 6 Hepburn Street, Hawthorn (Graded B2), which is enhanced by a commanding corner position. Similarly, it can be compared with the Italianate villas at numbers 1, 12 and 14 Goodall Street, Hawthorn (graded B1 and B2), which adopt a similar form, scale and styling, with decorative cast iron, projecting canted bays and slate hipped roofs, although number 1 displays bichrome face brickwork; these latter examples also have two-storey return verandahs. It is also similar to 149 Victoria Road, Hawthorn (q.v. graded B2), 110 Riversdale Road, Hawthorn (q.v. graded C*2), 6 Gellibrand Street, Kew (graded B) and 12 Sackville Street, Kew (albeit polychrome brick and graded A).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Norwood, 14 Auburn Grove, Hawthorn East, is a representative example of a generally intact and substantial Victorian Italianate house with a generous garden setback.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Norwood, 14 Auburn Grove, Hawthorn East, is distinguished by its handsome façade, including the relatively unusual use of square-headed windows. The front garden setback is also of comparatively generous proportions and serves to highlight, and give some prominence to, the Italianate façade and presentation of the house within its streetscape.

Statement of Significance

Norwood, 14 Auburn Grove, Hawthorn East, is of local historical and architectural significance. It is a generally intact and well executed example of a substantial Victorian house in the Italianate style, which was constructed in an area of Hawthorn where some considerable residential subdivision and development occurred in the 1880s. The front garden setback is of generous proportions and serves to highlight and give prominence to the building and its handsome façade within the streetscape context. The façade is also distinguished by the relatively unusual use of square-headed windows.

Grading Review

Unchanged

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Town of Hawthorn Rate Books, 1888-89, #3963, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² Memorials, Auburn Methodist Church, Oxley Road, Hawthorn, 1974, p. 5, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

³ City of Hawthorn Rate Books, 1946-47, #9084, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁴ From details sourced from the City of Hawthorn Building index, Permit #15682, dated 1980, the iron verandah posts were proposed to be replaced with timber posts. This has not been confirmed.

⁵ G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

Name	House	Reference No	
Address	189 Auburn Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	c. 1887	Previous Grading	C*3



Extent of Overlay

Refer recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

No 189 Auburn Road, previously 141 Auburn Road, Hawthorn, was one of three brick villas constructed in c. 1887, the others being the adjoining properties at 191 and 193 Auburn Road, previously 143 and 145 Auburn Road. All three properties were listed for the first time in the 1888 edition of the *Sands & McDougall Melbourne Directory* and recorded as 'vacant'.¹ The original owner has not been identified, and no architect has to date been associated with the three houses.

No 189 Auburn Road was listed as occupied by Robert and Harriet Scott, in the 1889 edition of the *Sands & McDougall Melbourne Directory*. The Scotts resided at this address until the early 1920s. From c. 1923, the Mackay family occupied the house – first Archibald and Flora Mackay, and from the middle 1950s, Miss C Mackay. In 1958, the property was recorded as flats, as was 191 Auburn Road, which had been converted to flats in c. 1948. Miss Mackay's name was still recorded at this address until at least 1974, suggesting the house may have been divided with Miss Mackay still in residence but sharing the property with a tenant.² Additions and alterations were undertaken in 1981 for a different owner, which may have resulted in the property being reconfigured to return it to a single residence.³

(Lovell Chen, 2006)

Description & Integrity

No 189 Auburn Road, Hawthorn, is one of three essentially identical large single-storey double-fronted Victorian villas constructed as a group. The hipped roof is clad with slate and features bracketed eaves and a pair of polychrome brick chimneys with moulded caps. Of Hawthorn brick construction, the essentially symmetrical façade displays rigorous polychrome patterning. A central entrance contains a panelled timber door with glazed surrounds and is flanked by two paired window openings with timber-framed double-hung sashes. The façade and south elevation are screened by a return verandah with ogee corrugated galvanised steel roof, cast iron Corinthian columns, frieze and brackets

and diaper-pattern marble floor. The verandah return is terminated by a projecting bay and provides access to a side entrance.

The frontage has a non-original picket fence and gates and contemporary, yet sympathetic, landscape. It would appear that rear alterations and additions have been carried out, however the house appears externally intact when viewed from the street.⁴

Historical Context

The c. 1902 MMBW 160':1" plan of the area shows this block of Auburn Road developed on both sides for a series of comfortable brick villas, with a smaller number of timber residences located to the south of the subject properties.

Comparative Analysis

The most obvious comparison can be made between this house and its neighbouring houses at 191A & B and 193 Auburn Road, Hawthorn (q.v. all graded C*3), which appear to have been developed as a group of three villas for a single owner, and to have been identical as constructed. Each house appears to have a similarly high level of integrity and they form an impressive group which is a strong presence in the streetscape.

In a general sense, the group compares favourably with examples at 9, 11 and 13 Grattan Street, Hawthorn (graded C2) and 33-41 Fernhurst Grove, Kew (graded B), although these examples lack the generous garden setting of the subject group. 189 Auburn Road can also be compared with individual examples at 8 Kembla Street, Hawthorn (q.v. graded C*3 under review), a similarly scaled and detailed polychrome brick Victorian villa, albeit minus a projecting side bay.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 189 Auburn Road, Hawthorn, is a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

While not necessarily an uncommon type in Boroondara, 189 Auburn Road, Hawthorn, is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 191 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing.

Statement of Significance

The house at 189 Auburn Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah. While not necessarily an uncommon type in Boroondara, 189 Auburn Road, Hawthorn is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 191 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should include all three in the group (ie: a single Heritage Overlay as 189-193 Auburn Road).

In addition, it is recommended that Council undertake a detailed review of the broader area which contains substantial numbers of C-graded Victorian, Federation and interwar houses of various form and scale. The area would include both sides of Auburn Road between Burwood and Riversdale Roads and the surrounding streets including Fletcher, Rosebery, Munro and Caroline streets. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ *Sands & McDougall Melbourne Directory*, 1888.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1893 and 1974.

³ City of Hawthorn Building Index, #17443, dated 1 December 1981. The drawings relating to this application were not able to be located.

⁴ As viewed in an aerial photograph of the area, City of Boroondara, 2004.

Name	House	Reference No	
Address	191A & 191B Auburn Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	c. 1887	Previous Grading	C*3



Extent of Overlay

Refer recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT **Rec.** BPS Heritage Overlay

History

No 191 Auburn Road, Hawthorn, previously 143 Auburn Road, was one of three brick villas constructed in c. 1887, the others being the adjoining properties on each side at 189 and 193 Auburn Road, previously 141 and 145 Auburn Road. All three properties were listed for the first time in the 1888 edition of the *Sands & McDougall Melbourne Directory* and recorded as 'vacant'.¹ The original owner has not been identified, and no architect has to date been associated with the three houses.

The property was first occupied in 1889, by Lewis Monichon, who had moved by 1895, at which time the property was listed as vacant. Subsequently the property was occupied by Mr & Mrs George May for several years before Joseph Bryant took up residence in c. 1910. Aretas H Young was listed as the occupant from the mid 1920s until the early 1930s. After James Eyre's occupation of the property from the middle 1930s, the house was listed as vacant in 1940. Aubrey Cavill was listed as the occupant during the 1940s, until, in 1948, the property was first listed as flats. Both of the neighbouring houses were also converted to this use; No 189 was listed as flats in 1958 and No 193 was listed as flats in 1961. The subject property continued to be listed as flats until at least 1974.²

In late 1997, the owner of the property applied to convert the house, at that time divided into four flats, into two large flats, the size of semi-detached dwellings, and to construct two additional two-storeyed residences in the property's rear yard. This was approved and the new residences have access from Fletcher Street, which runs parallel to Auburn Road. As part of this programme of works, the fence which presently divides the property's front garden was constructed and the property became 191A and 191B Auburn Road.³

(Lovell Chen, 2006)

Description & Integrity

No 191A and 191B Auburn Road, Hawthorn, is one of three essentially identical large single-storey double-fronted Victorian villas constructed as a group, since subdivided to form two dwellings. The

hipped roof is clad with slate and features bracketed eaves and a pair of polychrome brick chimneys with moulded caps. Of red face brick construction, the essentially symmetrical façade displays rigorous polychrome patterning. A central entrance, which is the original principal entrance (now entrance to 191A) contains a panelled timber door with glazed surrounds and is flanked by two paired window openings with timber-framed double-hung sashes. The façade and south elevation have a return verandah with ogee corrugated galvanised steel roof, cast iron Corinthian columns, frieze and brackets and a non-original tiled floor. A non-original timber screen adjacent to the central entrance subdivides the verandah area. The verandah return is terminated by a projecting bay and provides access, via a side entrance, to the second dwelling (191B).

The frontage has a non-original picket fence (which also subdivides the garden) and gates and contemporary, yet sympathetic, landscape. It appears that rear alterations and additions have been carried out but the house appears largely externally intact when viewed from the street.⁴

Historical Context

The c. 1902 MMBW 160':1" plan of the area shows this block of Auburn Road developed on both sides for a series of comfortable brick villas, with a smaller number of timber residences located to the south of the subject properties.

Comparative Analysis

The most obvious comparison can be made between this house and the neighbouring houses at numbers 189 and 193 (q.v. all graded C*3), which were developed as a group of three villas for a single owner, and were identical as constructed. Each house appears to have a similarly high level of integrity and they form an impressive group which is a strong presence in the streetscape.

In a general sense, the group compares favourably with examples at 9, 11 and 13 Grattan Street, Hawthorn (C-graded) and 33-41 Fernhurst Grove, Kew (B-graded), although these examples lack the generous garden setting of the subject group. No 191A and 191B Auburn Road can also be compared with individual examples at 8 Kembla Street, Hawthorn, a similarly scaled and detailed polychrome brick Victorian villa, albeit minus a projecting side bay (q.v. graded C*, but recommended to be downgraded as part of this Review).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 191A and 191B Auburn Road, Hawthorn, is a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

While not necessarily an uncommon type in Boroondara, 191A and 191B Auburn Road, Hawthorn, is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 189 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing.

Statement of Significance

The house at 191A and 191B Auburn Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah. While not necessarily an uncommon type in Boroondara, 191A and 191B Auburn Road, Hawthorn is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 191 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing. Though the building has been subdivided to form two dwellings, this has had limited physical impact on either the building or its setting.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should include all three in the group (ie: a single Heritage Overlay as 189-193 Auburn Road).

In addition, it is recommended that Council undertake a detailed review of the broader area which contains substantial numbers of C-graded Victorian, Federation and interwar houses of various form and scale. The area would include both sides of Auburn Road between Burwood and Riversdale Roads and the surrounding streets including Fletcher, Rosebery, Munro and Caroline Streets. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ *Sands & McDougall Melbourne Directory*, 1888.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1889 and 1974.

³ Details and drawings sourced from the City of Boroondara Building File #40/408/08751 and Planning File 40/409/01864 Parts 1 and 2; Real estate agent's flyer, 191B Auburn Road, Hawthorn, 28 October 2001.

⁴ As viewed in an aerial photograph of the area, City of Boroondara, 2004.

Name	House	Reference No	
Address	193 Auburn Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	c. 1887	Previous Grading	C*3



Extent of Overlay

Refer recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT BPS Heritage Overlay

History

No 193 Auburn Road, previously 145 Auburn Road, was one of three brick villas constructed in c. 1887, the others being the adjoining properties at 189 and 191 Auburn Road, previously 141 and 143 Auburn Road. All three properties were listed for the first time in the 1888 edition of the *Sands & McDougall Melbourne Directory* and recorded as 'vacant'.¹ The original owner has not been identified, and no architect has to date been associated with the three houses.

The first occupant of 193 Auburn Road was William Ducker, first listed as resident in the 1890 edition of the *Sands & McDougall Melbourne Directory*. William Ducker occupied the residence until the middle 1900s, with the property listed as vacant during 1910. Subsequent occupants were William Pater (c. 1915), Harold Page (c. 1920) and John Robertson (c. 1925-1933). In 1935 the owner and occupant was William and Eloise Clark. The Clarks – and, from the middle 1940s, Mrs Eloise Clark - resided at the property until at least 1974. In 1961, the property was first listed as flats, a use it shared with its neighbours 189 and 191 Auburn Road. Of the three this property was the last to be converted to this purpose. Mrs. Clark was still listed as the occupant in 1974, it is assumed that she leased part of the property to a tenant or tenants.²

Some additions and alterations including the installation of a swimming pool were undertaken in the late 1980s, with further more extensive works undertaken to the property more recently.³

(Lovell Chen, 2006)

Description & Integrity

No 193 Auburn Road, Hawthorn, is one of three essentially identical large single-storey double-fronted Victorian villas constructed as a group. The hipped roof has been re-clad with slate and features bracketed eaves and a pair of polychrome brick chimneys with moulded caps. Of Hawthorn face brick construction, the essentially symmetrical façade displays rigorous polychrome patterning. A central entrance contains a panelled timber door with glazed surrounds and is flanked by two paired window

openings with timber-framed double-hung sashes. The façade and south elevation are screened by a return verandah with ogee corrugated galvanised steel roof, cast iron Corinthian columns, frieze and brackets and diaper-pattern marble floor. The verandah return is terminated by a projecting bay and provides access to a side entrance.

The frontage has a non-original picket fence and gates and contemporary, yet sympathetic, landscape. Rear additions and alterations appear to have been carried out as well as a garage set well back at the rear side of the house, however the house appears externally intact when viewed from the street.⁴

Historical Context

The c. 1902 MMBW 160':1" plan of the area shows this block of Auburn Road developed on both sides for a series of comfortable brick villas, with a smaller number of timber residences located to the south of the subject properties.

Comparative Analysis

The most obvious comparison can be made between this house and the neighbouring houses at numbers 189 and 191A & B (q.v. all graded C*3), which were developed as a group of three villas for a single owner, and were identical as constructed. Each house appears to have a similarly high level of integrity and they form an impressive group which is a strong presence in the streetscape.

In a general sense, the group compares favourably with examples at 9, 11 and 13 Grattan Street, Hawthorn, (graded C2) and 33-41 Fernhurst Grove, Kew (graded B) though these examples lack the generous garden setting of the subject group. 193 Auburn Road can also be compared with individual examples at 8 Kembla Street, Hawthorn (q.v. graded C*3 under review), a similarly scaled and detailed polychrome brick Victorian villa, albeit minus a projecting side bay.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 193 Auburn Road, Hawthorn, is a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

While not necessarily an uncommon type in Boroondara, 193 Auburn Road, Hawthorn, is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 189 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing.

Statement of Significance

The house at 193 Auburn Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah. While not necessarily an uncommon type in Boroondara, 193 Auburn Road, Hawthorn is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 189 and 191A & B Auburn Road, the three sharing a high level of integrity and fine detailing.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should include all three in the group (ie: a single Heritage Overlay as 189-193 Auburn Road).

In addition, it is recommended that Council undertake a detailed review of the broader area which contains substantial numbers of C-graded Victorian, Federation and interwar houses of various form and scale. The area would include both sides of Auburn Road between Burwood and Riversdale Roads and the surrounding streets including Fletcher, Rosebery, Munro and Caroline streets. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ *Sands & McDougall Melbourne Directory*, 1888.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1889 and 1974.

³ City of Hawthorn Building Index; City of Boroondara Building File #40/408/28187 and Planning File #40/409/07158.

⁴ As viewed in an aerial photograph of the area, City of Boroondara, 2004.

Name	<i>Mount Gambier</i>	Reference No	
Address	32 Barkers Road, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1897-98	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The subdivision of the *Fairmount Park* estate in 1880 was the spur for the beginning of residential development on the south side of Barkers Road. One of the first houses constructed was a brick villa - today 26 Barkers Road - built by and for contractor August Muller. Muller also owned two adjoining allotments with 60 foot frontages, eastwards to the corner of Findon Street.¹ In March 1898, the *Building Engineering and Mining Journal* illustrated a recently completed nine-roomed brick residence designed by architect John A B Koch and built by George Braid, at the corner of Barkers Road and Findon Street. This is a reference to the subject property. The client was Rudolf Boehnke, a brewer, previously of East Melbourne.² The house was described as being 'built of red pressed bricks, and treated with cement dressings, overhanging eaves and gables, giving the whole a very neat appearance'.³ Boehnke remained in residence until c. 1914, at which time he moved to 534 Tooronga Road. George Lynch, a manufacturer, occupied the property from this date until c. 1926, at which time the Thornton family took up residence, remaining at this address until the early 1960s. From c. 1963 until at least 1974, L Divita was the occupant.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Mount Gambier, 32 Barkers Road, Hawthorn, is a richly detailed house from the early to middle Federation period, built in 1897-98. It has some Federation characteristics: chimneys with short straps near their tops, walls in exposed red brick with double rowed cream-brick course lines, and a concern for climate evident in the northeastern verandah alignment and the perforated screens over upper windows. The gable brackets are Queen Anne in their stylization, and the use of verandah lace has been minimized. Also reflective of the Federation style, *Mount Gambier* dominates the street corner site with a concentration of detail and projected vigor. The buildings' general form and details also incorporate Italianate elements, such as the return verandah, paired wing windows with segmental arches and scroll consoles, a hipped roof with slate tile cladding and galvanized iron ridge

capping, and a separate bull-nose verandah roof in striated galvanized iron, with boxed and bracketed eaves. The verandah is missing some of its lacework and frieze bracketing on the Findon Street side. The jerkin-headed gables facing east and north are unusual, and were a motif associated with early architectural reformism, being advocated by Viollet-le Duc and others at the 'free style' end of the French *beaux-arts* system. They are also found in Victoria's school architecture, of the late 1870s and early 1880s. With *Mount Gambier's* wall striping and crisp-carved window detailing, these elements lend the house a High Victorian, rather Gothic Revival energy which is not usual in the Italianate mode. The front door has an original case which is characteristically Italianate; a door in the return verandah appears to be later, and the windows are a more recent plate glass. The long rear east side elevation, to Findon Street, is evident in the 1902 MMBW plan, although this has been altered externally through the addition and alteration of openings. A glazed belvedere and other additions have been made behind the house in more recent years, along with a red brick garage (1965) opening onto an alley at the rear.⁵ A chimney has been removed from the roof on the east side, facing Findon Street. The iron picket fence is of recent origin, although set in a bluestone footing. The cottage garden complements the house setting.

Historical Context

The subject property is on a site which was eventually developed following the subdivision of the *Fairmount Park* estate in 1880. Development on the subdivision, including on the south side of Barkers Road, was slow until the opening up of the bridge linking Victoria Street, Richmond to Hawthorn, in the late 1880s. The arrival of the cable tram service in this period was another spur to local development.⁶

Comparative Analysis

Mount Gambier compares with other Federation-Italianate hybrids in the general area, most particularly with houses in the Victoria Road-Scott Street-Stanhope Grove area of central Camberwell, and with some Kew houses such as *Mynda* at 5 Molesworth Street (1885), by Lloyd Tayler, a contemporary and colleague of Koch's, and 27 Belmont Avenue, by Reed, Henderson and Smart, of 1888. These have both been graded A, and chronologically *Mount Gambier* follows them by a substantial margin.⁷ *Mynda* has similar chimney toppings and similar proportions, as well as a polygonal belvedere. There are also parallels with larger Boroondara houses of the same period, such as Richard Guthridge's *Coolattie* at 29 Canterbury Road, Camberwell, graded B, of 1896.⁸ The High Victorian, rather Gothic Revival energy of the house, which is not usual in the Italianate mode, also renders it comparable with other Hawthorn examples such as 5-9 Yarra Street in the St James' Park area, also thought to be by Koch. It also complements the High Victorian experimentation in Koch's Record Chambers of 1887, where he mixed banding from High Victorian Gothic with an extruded array of classical elements, highly mannered and Hellenistic as in his earlier *Labassa* at Caulfield (1889-91).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Mount Gambier, 32 Barkers Road, Hawthorn, is a fine and substantially intact example of a 'Federation Italianate' style that flourished in the 1890s. Few of its additions are visible from Barkers Road, and it dominates the corner with its rich detail, jerkin-headed gables and return verandah. It has particular affinities with Lloyd Tayler's *Mynda*, a noted Grade A house in Kew.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Mount Gambier 32 Barkers Road, Hawthorn, fuses late nineteenth-century Italianate elements with a series of Federation and later nineteenth century free style elements that make it an accomplished and stimulating hybrid.

Statement of Significance

Mount Gambier, 32 Barkers Road, Hawthorn, is of historical and architectural significance at a local level. It is a fine and substantially intact example of a 'Federation Italianate' style that flourished in the 1890s. It is also associated with architect John A B Koch who was a noted designer, responsible

for a number of important houses in Melbourne including *Labassa*. The subject house also fuses late nineteenth-century Italianate elements with Federation and later nineteenth century free style elements in an accomplished manner. Few of its additions are visible from Barkers Road, and the house dominates its corner position with its rich detail and striking architectural features such as jerkin-headed gables and return verandah.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ City of Hawthorn Rate Books, 1895-96, #90-92, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² *Building Engineering and Mining Journal*, 19 March 1898, p. 78; *Sands & McDougall Melbourne Directory*, 1895.

³ *Building Engineering and Mining Journal*, 19 March 1898, p. 78.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1915 and 1974.

⁵ Details sourced from City of Hawthorn Building Index, Permit #5881, dated 21 April 1965.

⁶ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁷ Details sourced from Pru Sanderson, *Kew Urban Conservation Study*, volume 2, 1989, designation A, citations 13 and 17.

⁸ Details sourced from Graeme Butler, *Camberwell Conservation Study*, volume 4, 1991, p. 74.

Name	House	Reference No	
Address	238 & 240 Barkers Road, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1889	Previous Grading	C*3

Extent of Overlay

Refer recommendations.



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

A row of ten two-storey terraces were constructed and offered for sale in 1888 in Barkers Road, following the subdivision of 'Payne's Paddock' in the mid-1880s.¹ The terraces were initially owned by builders Warner and Saunders, described as ten vacant brick houses and valued at £50 in 1888.² They were tenanted and gradually sold off during the 1890s. The terraces appear on the MMBW Plan no 55 as alternating semi-detached pairs, numbered 204-222 Barkers Road, Hawthorn (the street numbering was changed in 1913).³ Six of the original terraces were later demolished to make way for a service station and convenience store.

Despite remaining vacant for some time, the pair of terraces at 216-218 Barkers Road (later 238-240 Barkers Road) was occupied in 1900 by William H Hansom (216) and Herbert H Anderson (218).⁴ In 1905, the *Sands and McDougall Directory of Victoria* lists Theodore Tourrier, a professor of music, as the occupant of 218 Barkers Road and 216 Barkers Road as vacant.⁵ Tourrier appears to have owned both terraces, occupying 218 (later 240) Barkers Road himself until the mid-1930s, and with 216 (later 238) Barkers Road, being occupied by various tenants, including Alexander Bruford (c.1915) the city engineer and Alfred E Tourrier (c.1925).⁶ The terraces were occupied by a number of residents in subsequent years, including Miss L M Baxter (c.1944/5), and A Coia (c.1965-mid-1970s) at 238 Barkers Road, and Robert B Clements (c.1955) and Mrs E M Tindale (c.1970) at 240 Barkers Road.⁷

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

No 238 Barkers Road, Hawthorn, is the westernmost building in a group of four two-storey 1880s terraces. The four are built in two semi-detached pairs separated by a narrow easement (c. 1m) and facing Methodist Ladies' College, on Barkers Road. No 238 is next to a service station and convenience store. The west façade, which has a high degree of visibility, is overpainted brick, with a lean-to addition lit by two large skylights up against its west side paling fence. A two-storey garage

and studio was placed transversely across the rear of its site in 2001. A walled patio has been added to the rear of the second storey. The roof has been clad, fairly recently, in corrugated galvanized iron in a silver finish, and the gutters and spouting have been recently renewed. The front fence is high (c.2.6m), timber framed and base plated, and clad in Mini-Orb galvanized iron sheeting, which forms a motif in the more recent additions. The Barkers Road façade retains its original exposed bichrome brick, cream and umber, with stepped quoin patterns around the windows and cruciform motifs on the wing wall ends. The verandah, balcony and parapet are all framed by bosses in a stilted, round-topped shape, bracketed on scroll consoles. The verandah friezes are in a floral cast iron lace, and the balustrade is in a light and elegant cast iron pattern with thin balusters placed closely together and framed by floral patterns at the rail and foot of the balustrade. The front door and its sidelights, and the ground floor front window, are not currently visible from Barkers Road. The upstairs balustrade is bisected by a cast-iron column, continuing a central column placement on the ground-floor verandah. The first floor windows contain non-original French doors with squared fanlights above, set within what appears to be the original overall window form (opening). The verandah roof is concave, as with no 240 alongside, and is painted in alternating stripes. The parapet is a combined frieze, cornice and balustrade with a central bell-cast moulding enclosing a petalled flower image in relief; it has been picked out in various colours. A floral moulding tops the bell-cast lunette, and is supported on either side by floral consoles. The parapet balustrade is topped at either end by pedestals (minus their urns) and the balustrade itself is a masonry lattice interspersed with paneled piers. A half-ogee cornice links the parapet to both the wing-walls.

Various brick outbuildings were demolished in 1992, allowing rear additions including a sunroom (1993-8).⁸ The lean-to was added, along with various living room and kitchen changes and a new garage with a studio immediately above it, in 2001. These were completed in a mixture of rendered brickwork, and Mini-Orb (on the balcony and landing walling). Mini-Orb was also specified for the studio's transverse walling, but appears to have been either replaced or overlaid with weatherboard.⁹ A high wall sign was added in 2002-3.¹⁰

No 240 Barkers Road, Hawthorn, has a generally similar parapet, verandah roof, galvanized iron main roof and front to no 238, but its front facade has been fully overpainted. The lacework on the upstairs balcony is of a different grain to that on the neighbouring terraces (it may be a replacement). The concave verandah soffit is the same as for no 238. The main ground floor window is flat-headed, with a central double-hung sash of full width and two narrow sidelights. This would presumably parallel that on no 238 (not visible from Barkers Road). The first floor window treatment is as for no 238. The property has a high fence, painted, with pointed and butted palings, which is of relatively recent origin. The front path and verandah surface have been concreted at some stage. The front door appears original, although its flanking glass has been renewed with plain sheets. The original door sidelights appear to have been removed from all the visible door cases in this group (nos 240, 242, 244) at various stages. No 240 gained a rear sun deck to its east side in 1989 and a glazed atrium over the sun deck in 1996. These additions flank its kitchen and meals area.¹¹

The upper central verandah columns on both nos 238 and 240 are simple timber posts, and may have replaced cast iron posts. The lower verandah post on 240 has a long timber impost and plain timber lower post that may also be replacements.

Historical Context

The subject terraces are associated with the sale and subsequent subdivision of 'Payne's Paddock' in this area of Hawthorn in the mid to late 1880s. The small retail and commercial locality of Glenferrie was developing at this time, with the added attraction of the Methodist Ladies' College being located opposite the subject site, and Xavier College further west.¹²

Comparative Analysis

This residential terrace type is common in other inner suburbs of Melbourne but rare in this part of Hawthorn and further east, although there is a cluster of Hawthorn counterparts in Elgin Street, Morang and Evandale Roads, all near Hawthorn Station. This particular group (nos 238-244 Barkers Road) is of some interest for the way it incorporates albeit subtle variation in a shared form, such as the verandah treatment. The parapets are lively, complex and imposing, and the bichrome brick patterning on no 238 is intact. The other most direct comparisons in this part of Boroondara are the terraces at 25-31 Gellibrand and 14-16 and 33-35 Princess Streets, Kew, graded B. These have a similar proportion of high fences, and are more consistent in their verandah detail.

Assessment Against Criteria

The following statements apply to the group of terraces at nos 238-244 Barkers Road.

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

The group of terraces at nos 238-244 Barkers Road, Hawthorn, is a striking quartet of terraced houses, as interesting for its comparative rarity in this part of Hawthorn as for its comparative typicality in other inner suburbs nearer the central city. Nos 238-244 should be read and considered as a group rather than as four distinct examples of terrace form.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

The group of terraces at nos 238-244 Barkers Road, Hawthorn, has a lively and inventive parapet treatment by comparison with many terraces. The lightness and floral detailing of the parapets in this group is well matched to solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is, unusually, generally consistent across all four, with some marginal variations.

Statement of Significance

The following statement applies to the group of terraces at nos 238-244 Barkers Road, Hawthorn.

The group of late 1880s terraces at Nos. 238-244 Barkers Road, Hawthorn, is of historical and architectural significance at a local level. The group is a striking quartet on a prominent street, and comparatively rare as a building type in this part of Hawthorn. The group shares a lively parapet treatment, with the lightness and floral detailing of the parapets well matched to the solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is also unusually generally consistent across all four.

Grading Review

Unchanged

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should include all four terrace dwellings (i.e. a single Heritage Overlay for nos 238-244 Barkers Road).

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ G Butler & Associates, *Hawthorn Keynote place (draft)*, 2000.

² Town of Hawthorn Rate Book 1889, #3302-3311 cited in G Butler & Associates, *Hawthorn Keynote place (draft)*, 2000.

³ Melbourne and Metropolitan Board of Works survey plan No. 55, Hawthorn, scale 160':1", undated, although annotated with dates from the mid-1890s-1950.

⁴ *Sands and McDougall Directory of Victoria*, 1900.

⁵ *Sands and McDougall Directory of Victoria*, 1905.

⁶ Cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; *Sands and McDougall Directory of Victoria*, various dates.

⁷ Pattern of occupation derived from listings in the *Sands and McDougall Directory of Victoria*, various years between 1944/5-1974.

⁸ Details sourced from City of Hawthorn Building Index, Permit #124/92, dated 18 March 1992.

⁹ Drawings sourced from the City of Boroondara Building File40/408/04591, Peter Gilbertson Consulting, dated April 2001.

¹⁰ Planning Permit BOR/09869, dated 24 October 1995, City of Boroondara Planning File 109938; Planning Permit BOR/01/00097, dated 2 May 2001 and amended 8 May 2001 and 29 June 2001, City of Boroondara Planning File 40/409/07709; Planning Permit PP02/00247, dated 19 March 2003, City of Boroondara Planning File 40/409/07709.

¹¹ Details sourced from City of Hawthorn Building Index, Permit #6424, dated 19 may 1989; #9869, dated 18 October 1995; #5819, dated 31 October 1995; City of Boroondara Building File 40/408/000500.

¹² G Butler & Associates, *Hawthorn Keynote place* (draft), 2000.

Name	House	Reference No	
Address	242 & 244 Barkers Road, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1889	Previous Grading	C*3



Extent of Overlay

Refer recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

A row of ten two-storey terraces were constructed and offered for sale in 1888 in Barkers Road, following the subdivision of 'Payne's Paddock' in the mid-1880s.¹ The terraces were initially owned by builders Warner and Saunders, described as ten vacant brick houses and valued at £50 in 1888.² They were tenanted and gradually sold off during the 1890s. The terraces appear on the MMBW Plan no 55 as alternating semi-detached pairs, numbered 204-222 Barkers Road, Hawthorn (the street numbering was changed in 1913).³ Six of the original terraces were later demolished to make way for a service station and convenience store.

The pair of terraces at 220-222 Barkers Road (later 242-244 Barkers Road) was later owned by the Melbourne Permanent Building Society and appear to have remained vacant for some time, until about 1900.⁴ The residents in 1900 were Thomas M Bath (220) and Henry Grave, solicitor (222). In 1913 the owners of the terraces at 242-244 Barkers Road were the Holtz family, occupying 244 Barkers Road themselves, and letting out 242 Barkers Road to Nicholas La Feuillade, a professor of violin.⁵ By the 1920s, William Cockman, photographer, was in residence at 244 Barkers Road and Miss Brisbane occupied 242 Barkers Road.⁶ Ownership of the terraces changed during the 1930s, with 242 Barkers Road being owned by Joseph Tress and 244 Barkers Road being owned by Jorgan Pederson.⁷ In subsequent years, various tenants occupied the pair of terraces, including Mrs Agnes Egan (c.1944/5) and P Anderson (c.1970) at 244 Barkers Road.⁸ The current owner of 242 Barkers Road purchased the property in 1963 from a Mr Velickovic.⁹

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

As for nos 238 and 240 Barkers Road, with the following differences:

As with no 240 Barkers Road, no 242 has had its bichrome brickwork overpainted, except for its western wing wall and the west façade.¹⁰ The parapet is covered with zincalume flashing in a single shade of pale grey, which is also the case with the parapet of no 244.¹¹ No 244 has its bichrome brickwork intact on its Barkers Road front, in a similar pattern to 238, with cruciform patterning on the wing wall endings, stepped quoin patterning around its windows, and diamond patterns on the internal face of the verandah wing walls. The external east wall to Sercombe Grove is overpainted. Both 242 and 244 have a central verandah column to the ground floor, but not to the first floors, and 242 reportedly is the only house which retains the original lacework.¹² Only 242 retains a parapet urn, although the urn pedestals remain at the west and east ends of the respective parapets. No 242 has a high (c. 2.4m) overlapping paling fence with a top plate; 244 has a hedge to medium height (c. 1.3m). The rear brick wall fabric of 244 has been sandblasted, while the brickwork to 242 has been left original. In terms of roofing, no 242 has a tin roof (c1960)¹³ and 244 appears to have terracotta tile-clad roofing to at least the main portions of the buildings, with some steel deck cladding partly evident to the rear extensions. With regard to the latter, no 244 had a substantial rear addition constructed in 1988, including medical consulting rooms.¹⁴ Both 242 and 244 appear to have their original front doors, and 242 is reported to have the original etched glass fanlight and ruby glass sidelights.¹⁵ The fanlight and sidelights on 244 have been replaced, with stippled glass and opaque panels.

The windows to the first floor of 242 appear to be a pair of original double-hung timber sashes; the framing to the first floor window of 244 is not original but the overall window form (opening) is. At ground level, the fenestration for 244 is the same as for 240 Barkers Road; the window to 242 is concealed behind timber shutters, but reportedly retains its original ruby glass sidelights.¹⁶

Historical Context

The subject terraces are associated with the sale and subsequent subdivision of 'Payne's Paddock' in this area of Hawthorn in the mid to late 1880s. The small retail and commercial locality of Glenferrie was developing at this time, with the added attraction of the Methodist Ladies' College being located opposite the subject site, and Xavier College further west.¹⁷

Comparative Analysis

This residential terrace type is common in other inner suburbs of Melbourne but rare in this part of Hawthorn and further east, although there is a cluster of Hawthorn counterparts in Elgin Street, Morang and Evandale Roads, all near Hawthorn Station. This particular group (nos 238-244 Barkers Road) is of some interest for the way it incorporates albeit subtle variation in a shared form, such as the verandah treatment. The parapets are lively, complex and imposing, and the bichrome brick patterning on no 238 is intact. The other most direct comparisons in this part of Boroondara are the terraces at 25-31 Gellibrand and 14-16 and 33-35 Princess Streets, Kew, graded B. These have a similar proportion of high fences, and are more consistent in their verandah detail.

Assessment Against Criteria

The following statements apply to the group of terraces at nos 238-244 Barkers Road.

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

The group of terraces at nos 238-244 Barkers Road, Hawthorn, is a striking quartet of terraced houses, as interesting for its comparative rarity in this part of Hawthorn as for its comparative typicality in other inner suburbs nearer the central city. Nos 238-244 should be read and considered as a group rather than as four distinct examples of terrace form.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

The group of terraces at nos 238-244 Barkers Road, Hawthorn, has a lively and inventive parapet treatment by comparison with many terraces. The lightness and floral detailing of the parapets in this group is well matched to solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is, unusually, generally consistent across all four, with some marginal variations.

Statement of Significance

The following statement applies to the group of terraces at nos 238-244 Barkers Road.

The group of late 1880s terraces at nos 238-244 Barkers Road, Hawthorn, is of historical and architectural significance at a local level. The group is a striking quartet on a prominent street, and comparatively rare as a building type in this part of Hawthorn. The group shares a lively parapet treatment, with the lightness and floral detailing of the parapets well matched to the solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is also unusually generally consistent across all four.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should include all four terrace dwellings (i.e. a single Heritage Overlay for nos 238-244 Barkers Road).

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

² Town of Hawthorn Rate Book 1889, #3302-3311 cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

³ Melbourne Metropolitan Board of Works survey plan no 55, Hawthorn, scale 160':1", undated, although annotated with dates from the mid-1890s-1950.

⁴ Town of Hawthorn Rate Books 1889, #3302-3311, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁵ Cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁶ *Sands and McDougall Directory of Victoria*, 1925.

⁷ Cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁸ Pattern of occupation derived from listings in the *Sands and McDougall Directory of Victoria*, various years between 1944/5-1974.

⁹ Information provided by N'Deane Helajzen 6 July 2007.

¹⁰ Information provided by N'Deane Helajzen 6 July 2007.

¹¹ Information provided by N'Deane Helajzen 6 July 2007.

¹² Information provided by N'Deane Helajzen 6 July 2007.

¹³ Information provided by N'Deane Helajzen 6 July 2007.

¹⁴ Drawing sourced from City of Hawthorn Building Index, Permit #5195, dated 9 December 1987.

¹⁵ Information provided by N'Deane Helajzen 6 July 2007.

¹⁶ Information provided by N'Deane Helajzen 6 July 2007.

¹⁷ G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

Name	<i>Devonia</i>	Reference No	
Address	254 Barkers Road, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1900-01	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

In the late 1880s solicitors Godfrey & Bullen were listed as ratepayers for vacant land on the west corner of Salisbury Grove, valued for rating at £30.¹ The land remained vacant for several years until the early 1900s. Rate records from the 1900-01 rate cycle recorded the presence of two newly-constructed houses, numbered 228 and 230 Barkers Road (now nos 254 and 256). A subsequent sewerage plan also shows their basic outline to be very similar, and they may be the work of the same builder, J W Kaiser.² No 228 Barkers Road (the subject property) was a seven-roomed brick house owned by builder J W Kaiser of Riversdale Road, valued for rating at £56, with 230 Barkers Road of the same size and valuation, owned and occupied by a J W Hall. By the following year Margaret Bartlett was recorded as the new owner and occupier of 228, still with a net annual value of £56.³ The Bartlett family resided at this address until c. 1907, but by c. 1914, Cecil Crespin, a Melbourne importer of tea, coffee and other comestibles, owned and occupied the property.⁴ His eight-roomed brick house was valued for rating at £75, and he was resident at the property in 1931-2, at a reduced valuation of £70. The valuation was still the same in 1945/6 when Rudolph Wertheimer was owner and occupier.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000)

Description & Integrity

Devonia, 254 Barkers Road, Hawthorn, is a late nineteenth century villa in a hybrid Italianate Gothic style. It is a single-storey overpainted brick building, in tuckpointed face brick on an overpainted bluestone plinth, with a canted bay and return verandah. The main roof is hipped and clad in slate tile with painted galvanized iron ridge-capping. The eaves are boxed with a moulded frieze interspersed with brackets and rosettes. The chimneys are red brick with stuccoed cornice tops to each stack. The façade corners have quoin dressings (highlighted through the paint treatment), and a heavy, moulded course line runs across the wing wall and around the canted bay. The bay has three steeply pitched gablets over each of the facets, and bargeboards over the facets are coupled to an inverted T- beam; the windows to the bay have stilted segmental arches. All front windows are double-hung sashes.

The entrance door case appears original with a mixture of milk-glass and stained glass leadlighting, and a similar leadlighting appears in the tall door case and fanlight at the return verandah end. The return verandah has a bullnosed roof of corrugated galvanized steel, repainted in stripes of alternating terra-cotta and cream. The verandah has long impostes over its cast iron columns; the verandah also has an intact dentilled cornice across its front, and original tessellated floor tiling and bluestone edge. Later additions include the high red brick front fence (c.1969), a brick garage opening onto a lane at the rear (1977), and a family room added to the rear in 1984, which was given a canted bay, Georgian-paned windows and an external deck.⁶ The front and side gardens follow a nineteenth-century pattern and are of long-standing.

Historical Context

The subject property is located in an area of Hawthorn which was associated with local development in the late nineteenth century, including the small retail and commercial locality of Glenferrie. The presence of the Methodist Ladies' College across from the subject site, Xavier College further west, and the cable tram along Glenferrie Road added to the attraction of the area as a residential enclave.

Comparative Analysis

Devonia, 254 Barkers Road, Hawthorn, is in the manner of several houses in the Kew and Camberwell areas, including a similar property at 389 Barkers Road which was associated with the builder John Kaiser. The use of the canted bay with steeply pitched gablets is a Kaiser signature. Houses with steeply gabled canted bays, in addition to being associated with Kaiser, were also built by Henry Hutchison, and architect John Beswicke (architect of Hawthorn Town Hall). Similar properties built in the period around 1901 can be seen at 389 Barkers Road (almost identical in quoin patterning and canted bay composition), nos 1, 6, 25 and 26 Kintore Street Camberwell, and 29 Harcourt Street Hawthorn.⁷ In Camberwell, Hutchinson appears to have built 23 Royal Crescent, 3 Victoria Road and 17-19 Broadway in the same period. G Butler notes that Beswicke was using the steeply-pitched triple gable motif as early as 1888,⁸ but the group of houses referred to here is on the whole a Federation phenomenon, and most of them have survived well. They belong to a group of houses which combined Italianate form and detail with more usual Federation elements such as verandahs and projected diagonality. Kaiser has also been connected with the 387-391 Barkers Road group in Kew, 9 and 11 Kooyongkoot Road in Hawthorn, and with 1-21 Riversdale Road, where he was reputed to have lived.⁹

No 254 was originally similar to the adjacent 256 Barkers Road on the York Street corner, but 256 has been altered, with the gable barge boarding removed and a charcoal-cement tiled roof supplanting the original slate (256 is ungraded).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Devonia, 254 Barkers Road, Hawthorn, is a generally intact, albeit overpainted, example of an asymmetrical house type which was popular in the Kew and Camberwell areas at the turn of the nineteenth century. These dwellings incorporated return verandahs, prominent quoin markings and canted bays topped with steeply pitched gables.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Devonia, 254 Barkers Road, Hawthorn, is one of a group of properties which deliberately fused Italianate massing, form and detail with more usual Federation characteristics such as verandahs and projecting elements, including medieval motifs such as the steeply pitched multiple gable.

Statement of Significance

Devonia, 254 Barkers Road, Hawthorn, is of historical and architectural significance at a local level. Although overpainted, the dwelling is nevertheless a generally intact example of an asymmetrical house type popular in the Kew and Camberwell areas at the turn of the nineteenth century, and designed and built by a number of prominent builders and architects who combined Italianate form

and detail with more usual Federation elements. These popular designs incorporated return verandahs, quoin markings and canted bays topped with steeply pitched gables.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Town of Hawthorn Rate Books, 1889, #3315-6, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000. Kaiser is also discussed by Butler in his *Camberwell Conservation Study*, volume 4, 1991. The builder is sometimes referred to as George Kaiser or J Haiser, but is believed to be the same person, although this has not been confirmed.

³ City of Hawthorn Rate Books, 1900-01 #4619-21 and for 1901-02, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ City of Hawthorn Rate Books, 1913-14 #5822; 1914-15, #5879, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ City of Hawthorn Rate Books, 1922-23 #6161; 1931-32 #7952; 1945-56 #8118, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁶ Details sourced from the City of Hawthorn Building Index, Permit #8204, dated 26 February 1969; #13471, dated 4 May 1977; #13804, dated 5 October 1977; #1925, dated 24 November 1983; #2088, dated 23 February 1984; #2701, dated 13 November 1984.

⁷ See Graeme Butler, *Camberwell Conservation Study*, volume 4, 1991, p. 150.

⁸ Graeme Butler, *Camberwell Conservation Study*, volume 4, 1991, p. 253.

⁹ Details sourced from Board of Works Plan No. 56, dated October 1901, and research in this study and the B-grading review connected with the other Barkers Road sites.

Name	House	Reference No	
Address	408 Barkers Road, Hawthorn East	Survey Date	26 April 2006
Building Type	Residence	Grading	B
Date	1921	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The site of 408 Barkers Road was part of a 1919 subdivision of land at that time owned by Leo (later Sir Leo) Cussen. The allotment was acquired by Mrs Rose M Harris, of 57 Auburn Road, and by the following year the present house was under construction.¹ At the time of its completion, it was one of only three houses sited between Auburn Road and Higham Road along this portion of Barkers Road. City of Hawthorn rate records for the 1921-22 cycle listed Herbert T Harris, a merchant (and presumed husband or relative of the owner), as occupant of a brick house of seven rooms; the house remained listed in the name of Rose Harris.² The Harris family remained in residence at the property until c. 1959, with G Lort-Phillips in residence from 1960 until at least 1974.³

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

No 408 Barkers Road, Hawthorn East, is a substantial single-storey masonry house in the bungalow style, which exhibits Californian influences, particularly the later designs of Greene and Greene in the Pasadena area. It has a single roof pitch to the front onto Barkers Road, and presents a long transverse side to Maurice Street, an unpaved and native treed cul-de-sac. The roof tiling is possibly not original, but the remainder of the house appears to be substantially intact with few external alterations evident, save for overpainting the brick walls. The dwelling has tapering chimneys finished in roughcast stucco with projecting brick accents giving them a Japanese flavour. The Maurice street facade is deeply recessed under a return verandah; the latter is supported by regularly-spaced piers comprising solid overpainted square plan brick bases with cement tops and twin timber posts. A wing projects beyond the deepened pitch over the verandah, and sustains the long line of the house southward. The garden is largely native, with a large tree fern next to the house and several eucalypts. There are no fences to the principal boundary.

Historical Context

The subject property at 408 Barkers Road, Hawthorn East, was part of a 1919 subdivision of land at that time owned by Leo (later Sir Leo) Cussen. Cussen's land was part of the original Maxton property which occupied multiple acres between Barkers Road and later Harcourt Street in the nineteenth century. This area, in turn, was originally associated with large estates established in the mid-nineteenth century east of Auburn Road, and accessed via Barker's Track which was established as early as the 1840s.⁴

Comparative Analysis

No 408 Barkers Road, Hawthorn East, invites comparison with other leading bungalows in the Boroondara municipality. One of the nearest is 12 John Street, Hawthorn, which is graded B. This latter building appears to have had more alterations than the subject building, although as a bungalow exemplar it is similarly bold and inventive. No 54 Berkeley Street is earlier (1919) and similar in its scaling, but is a two-storey example. No 408 is considered to be comparable with, in terms of architectural boldness and execution, other B-ranked examples in Kew such as 39 Fellows Street, 9 Cradley Avenue, 219 Cotham Road or 37 Normanby Road. Similarly it can be compared to several Camberwell examples such as 44 Currajong Avenue (1919-20), 354 and 360 Burke Road Glen Iris (1926-7), 33 Deepdene Road (1923), 168A Mont Albert Road (1923), 1 Threadneedle Street (1915) and 931 Toorak Road (1925).⁵ No 408 also compares favourably with several A-graded examples such as 96 Kilby Road and 26 Fellows Street Kew (c. 1924)⁶, and 2 Sunnyside Avenue (1920).⁷

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 408 Barkers Road, Hawthorn East, is an exemplar of the bungalow mode, especially in its Californian inflection where it parallels the later designs of Greene and Greene in the Pasadena area. In a streetscape context, it represents a strong architectural signature which is enhanced by its consciously informal presentation to the street.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

No 408 Barkers Road, Hawthorn East, is marked by a boldness in its line and a fine balance between the long roof and smaller masonry elements such as the verandah piers, and the chimneys and their placement. It is also much more horizontal in its line than many comparable bungalows in the Boroondara area, and generally bolder in its juxtaposition of solid, planes and void.

Statement of Significance

No 408 Barkers Road, Hawthorn East, is of local historical and architectural significance. The house is associated with a comparatively later subdivision in the area, but in line with the history of much local residential development it represented when constructed in c.1920, and remains, an exemplar of its architectural type, the bungalow. It displays strong Californian influences, particularly the later work of Greene and Greene in the Pasadena area, and is marked by a boldness in line, an emphasis on horizontality, and a fine balance between the long roof form and smaller masonry elements such as the verandah piers and chimneys. The dwelling also makes a bold architectural statement within the Barkers Road streetscape context.

Grading Review

Recommend upgrade to a B.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ City of Hawthorn Rate Books, 1919-20, #8626, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1921-22, #8643, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1959 and 1974

⁴ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Details sourced from Graeme Butler, *Camberwell Conservation Study*, volume 4, 1991, pp. 47-9 (Burke Road), 110-11 (Deepdene Road), 203-4 (Mont Albert Road), 272-3 (Threadneedle Street), 276 (Toorak Road).

⁶ Details sourced from Pru Sanderson, *City of Kew Urban Conservation Study*, 1989, Designation A, Citations 53, 55.

⁷ Camberwell example sourced from Graeme Butler, *Camberwell Conservation Study*, 1991, p. 265.

Name	<i>Euroma</i>	Reference No	
Address	2 Beaconsfield Road, Hawthorn East	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1888-89	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The original site of this property was part of the 'Mornane's Paddock' subdivision of 1882, the year after the death of the British Prime Minister, Sir Benjamin Disraeli, also Earl of Beaconsfield. The streets in this district took their names from prominent British citizens. Graeme Butler has recorded that despite the successful sale of the subdivided lots, development proceeded slowly, perhaps because of the availability of vacant land better served by transport services.¹ Lionel Robinson was recorded as the owner of a brick house of six rooms, rated for the first time in the 1888-89 rate cycle, with a net annual value of £50.² By the following year, it was described as consisting of seven rooms.³ The house was owned by Robinson until c. 1906, but is thought to have been tenanted for many years, until the early 1920s. From this date, the property was owned and occupied by builder Walter Ashby, into the mid-1960s.⁴ The house was subsequently occupied by L C Nettlebeck until at least the late 1970s.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

Euroma, at 2 Beaconsfield Road, Hawthorn East, is substantially intact externally, and is a single-storey, double-fronted bichromatic brick house with verandah, in a broadly Italianate style. It is sited unusually close to the street for houses of this type and in this locality. The roof is screened by a parapet, with an Italianate balustrade punctuated by urns (all of which appear to be present), and scroll brackets to the parapet and eaves, regularly spaced with rosettes between; female heads are placed at the apex of each flanking wing wall. An elaborate central stylized pediment is located in the parapet over the verandah bay, with a moulded 'scallop shell' element and 'Euroma' picked out in relief beneath the shell. The chimneys are stuccoed and solidly corniced. The massing resembles two single-storey terrace units side by side, with one 'terrace' (living room wing) projecting forward. A later garage, with similar brick treatment and detailing to the original house, forms a third bay, recessed behind the projecting bay and of lesser height. It is also fronted by a large concrete apron.

A small bay was added to the north side in recent years. *Euroma's* walls are Hawthorn brick, tuckpointed and interspersed with cream brick patterned to represent stepped quoins and arch stones above each window. The verandah has a floral cast iron frieze and concave roof, clad in corrugated galvanized iron. The door case and front door appear to be original, although placed behind a wrought iron screen door that is later. The front and side garden setbacks are limited, and located behind a recent picket fence.

Historical Context

Euroma, at 2 Beaconsfield Road, Hawthorn East, is on an allotment which dates from an early 1880s subdivision of an area known as 'Mornane's Paddock', although the house itself was not constructed until the late 1880s. It is one of several houses in the street constructed in the years immediately following this subdivision, although the street also has dwellings from later periods.⁶

Comparative Analysis

Euroma, 2 Beaconsfield Road, Hawthorn East, compares most directly with *Marathon* (no. 1 Beaconsfield Road) opposite, which may have been built by the same builder.⁷ This dwelling utilizes similar materials, details and patterning, but in a more conventional canted bay and verandah composition, rather than the double-cube massing evident at no. 2. *Marathon* is also placed more conventionally on its site, further back from the street. Several other houses also resemble the subject site in this part of Hawthorn, but again the massing is generally not seen elsewhere for this period.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Euroma, 2 Beaconsfield Road, Hawthorn East, is broadly Italianate in style, but this is reflected primarily in the materials and detail assemblage, rather than in the massing. The bichrome brickwork, asymmetrical plan, and prominent parapet-crown represent signature elements and material usage in Melbourne houses of the 1880s. The house's garden placement can also be considered a forerunner to the Federation style's use of diagonal site placement and planning.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Euroma, 2 Beaconsfield Road, Hawthorn East, has an unusual double-cube massing that reads as two parallel fronts rather than as a typically unified asymmetrical Italianate front. There are comparable Hawthorn examples, but the composition appears rare outside Hawthorn. Similarly, it is unusual for a house massing to be pushed as close to the street as occurs with this design, given the size of its site and garden.

Statement of Significance

Euroma, 2 Beaconsfield Road, Hawthorn East, is of local historical and architectural significance. It was constructed in 1888-9 in broadly Italianate in style, which is reflected primarily in the materials and detailing, rather than in the unusual double-cube massing. The bichrome brickwork, asymmetrical plan, and prominent parapet-crown also represent elements which were popularly employed in Melbourne houses of the 1880s. The house's relatively close placement to the street, in its immediate context, is additionally of interest, and in combination with the unusual design, contributes to the character and diversity of the streetscape.

Grading Review

Unchanged

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² Town of Hawthorn Rate Books, 1888-89, #4055, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

³ Town of Hawthorn Rate Books, 1890-91, #4173, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992

⁴ City of Hawthorn Rate Books, 1922-23, #9737; 1945-46, #11410, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1955 and 1974; City of Hawthorn Building Index cards.

⁶ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁷ Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992: notes that James Morgan, builder, resided at *Marathon* and may have built both houses.

Name	<i>Victoria</i>	Reference No	
Address	7 Beaconsfield Road, Hawthorn East	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1890-91	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The original site of this property was part of the 'Mornane's Paddock' subdivision in 1882, the year after the death of the British Prime Minister, Sir Benjamin Disraeli, also Earl of Beaconsfield. The streets in this district took their names from prominent British citizens. Graeme Butler has recorded that despite the successful sale of the subdivided lots, development proceeded slowly, perhaps because of the availability of vacant land elsewhere which was better served by transport services.¹ Rate records for the 1890-91 cycle listed Thomas Gwillam as the owner and occupier of a brick two-storeyed house, consisting of seven rooms. It was rated with a net annual value (nav) of £70. By the 1892-93 rate cycle, the nav had increased to £80 and the house had increased to eight rooms.² Gwillam remained at this address until c. 1906, after which time the house was tenanted. Gwillam subsequently moved to Croydon to farm.³ Rate records for the mid 1940s recorded that Nellie Gwillam, resident in Croydon, was still the owner of the subject property, with tenant Mrs Blanche Mitchell in residence.⁴ The property was subsequently occupied for a number of years by P J Macdonald, until at least 1974.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

Victoria, 7 Beaconsfield Road, Hawthorn East, is a large two-storey brick house which dates from the early Federation period. It has a gabled projecting wing on the north side of the principal west façade, and a transverse gabled wing with a verandah to the south side of the projecting bay. The verandah is marked by a timber frieze at ground level and a balustrade at first floor level in alternating solid timber panels and frieze sections, in a consciously Japanned balustrade composition. The verandah posts are timber with fretwork brackets to the frieze and the first floor cornice. Both the main and verandah roofs are clad in terracotta tiles in a Marseilles pattern. A chimney on the rear roof plane has an exposed red brick stack and deeply sculpted stuccoed cornice. The external walls are plain-

coursed exposed brick, and the fenestration to the principal façade comprises large, double-hung timber sashes, with heads shaped as depressed pointed arches. The door head is similarly treated; the door surrounds include leadlight side and top lights. The gables to each wing are topped with timber finials, and vertical and diagonal timber strapping bisected by raised planks to form a half-timbered effect. The bargeboards are scalloped, in the manner of picturesque Gothic bargeboards of the 1840s or 1850s. The gables are also corbelled out a short distance on what appears to be a stucco frieze. Two course lines link the projecting wing's front to the balustrade and floor plate lines of the upper verandah.

A painted weatherboard element is visible at the rear, at the apex to the driveway. The driveway itself is brick paved, the front fence is comparatively recent and is of lapped timber palings with a timber plate to the top. The gates, also recent, are paneled and diagonally planked, referring to the gable and to other details such as the front door paneling.

Historical Context

The subject property at 7 Beaconsfield Road, Hawthorn East, is on an allotment which dates from an early 1880s subdivision of an area known as 'Mornane's Paddock', although the house itself was not constructed until 1890-1. It is one of several houses in the street constructed in the years following this subdivision, although development was slow and the street has dwellings from later periods.⁶

Comparative Analysis

Victoria, 7 Beaconsfield Road, Hawthorn East, is a transitional design, moving from mid-nineteenth century forms and inflection toward what later became referred to as Federation style. The house reflects leading design directions of the time, from the Free Romanesque thickness of its window heads and front door arch, to the straightforward, plain coursed exposed brick walling, the planked and 'half-timbered' gables, the close connection of the verandah roof to the main roof (to an extent where the two are almost fused). In Hawthorn, in its general directions, the subject dwelling compares with E G Kilburn's *Cestria*, at 521 Glenferrie Road, of 1891 (A graded); with the Shingle Style and brick amalgam of 98 Riversdale Road (A grade)⁷, and with Alfred Dunn's flanking buildings around his Oxley Road Wesleyan Church of 1890. *Victoria*, is not as accomplished as any of these, and could be read more as a set piece of reformist architectural moments although it does have a reasonably bold and exploratory composition for 1890-1. This includes the use of the Japanned fretwork to the verandah frieze, and the progressive fusing of verandah and main house roofs. Its bold use of large double-hung sashes also compares with Hyndman and Bates' *Lineda* in Balwyn and *Rokeby* at 76 Athelstan Road, Camberwell, both of 1891,⁸ but 7 Beaconsfield Road does not have the signature chimneys, or freely pyramidal compositional character, of a Hyndman and Bates design. In suburbs around Hawthorn, the counterparts would include Reed, Smart and Tappin/Henderson and Smart's seminal Queen Anne- Romanesque- Free Style fusions, such as *Urangeline* at 349 Barkers Road, of 1884, or *Holyrood* at 816 Riversdale Road, Camberwell, of 1890.⁹

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Victoria, 7 Beaconsfield Road, Hawthorn East, is a transitional design which moves from, yet retains elements of, the mid-nineteenth century through to the emerging Federation style. Its large and solid construction in a generous garden setback, with a prominent streetscape position and presentation, is also representative of desirable Hawthorn residential development of the late nineteenth century.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Victoria, 7 Beaconsfield Road, Hawthorn East, is a competent design from the outset of the Federation period, which incorporates a number of important elements of the emerging Australian free style of the early 1890s (later known as Federation style). It reflects aspects of some more notable Hawthorn counterparts (several of which have gained national note), but is an important and valuable design for 1890-1 nonetheless, particularly in the bold use of the Japanned fretwork to the verandah, the fusing

of verandah and main house roofs, and the highlighted application of the Free Romanesque heads to the windows and door.

Statement of Significance

Victoria, 7 Beaconsfield Road, Hawthorn East, is of local historical and architectural significance. It is representative of much desirable residential development in Hawthorn in the late nineteenth century, as a large house in a generous garden setting, with a prominent streetscape position and presentation. Architecturally, it is a transitional design which displays elements of the mid-nineteenth century through to the emerging Federation style. It is also an important and valuable design for 1890-1 which shows boldness in the use of the Japanned fretwork to the verandah, the fusing of the verandah and main house roof forms, and the highlighted application of the Free Romanesque heads to the windows and door.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² Town of Hawthorn Rate Books, 1890-91, #4191; 1892-93, #5313, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ *Sands & McDougall Directory of Victoria*, various years between 1920 and 1945.

⁴ City of Hawthorn Rate Books, 1945-46, #1146, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1960 and 1974.

⁶ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁷ Details sourced from George Tibbits, 'An emanation of lunacy', Ch 4 in Trevor Howells (ed., contrib.), *Towards the Dawn: Federation Architecture in Australia, 1890-1915*, Hale and Iremonger, Sydney, 1989, pp. 48, 62.

⁸ See Miles Lewis, 'A house divided', Part 2 of Philip Goad (ed., contrib.), *Bates Smart: 150 Years of Australian Architecture*, Thames and Hudson, Melbourne, 2004, pp. 66-112, esp. pp. 78-83; Lovell Chen and Associates, *Revision of B-Graded houses*, City of Boroondara, 2006 (for 76 Athelstan Road).

⁹ See Lewis, above.

Name	<i>The Gables</i>	Reference No	
Address	1 Berkeley Street, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1903	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The allotment occupied by the subject building was originally part of the estate of iron founder Peter Johns, whose home *Tudor* was once sited further south of the subject property. Blocks fronting Riversdale Road in its immediate vicinity were for sale in 1900, with houses under construction a short time later. The subject property, known as lot 4, was recorded as vacant in records of the City of Hawthorn 1901-02 rate cycle, but occupied by a completed brick house of nine rooms, by the following year.¹ The owner of the new residence was recorded as J A Boyd of Port Melbourne, and it was let to Arthur Woods. Woods remained in residence until c. 1910 before the property was let to James Morrow. The house was then owned and occupied by the Booth family (c. 1914-1921) and then by E J Bolger, owner and resident until the end of the 1930s. The house, described by this time as consisting of eleven rooms, and rated at £115, was listed as occupied by Alexander Cameron, a music teacher and Mrs. Sinclair-Fordyce from the mid-1940s.² Subsequently *The Gables* was occupied for many years by Dr I O Stahle, from the late 1950s until at least 1974.³

Most recently, the house was auctioned for around \$2.25m in early 2006, under the web title 'Late Victorian sublimity' with a notional date of construction set around 1890. By this time it had a new picket fence and extensively restored interior with 'Rococo' ceilings; it had also lost its original return verandah. The auction publicity shows a plan dominated by a long oval central hall, described as a ballroom, with rooms placed radially around it, and a deep, narrow attic spine of rooms leading to the front dormer.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006).

Description & Integrity

The Gables, 1 Berkeley Street, Hawthorn, is an attic-storey Federation house with a steeply pitched roof clad in slate tile, a secondary hip and three gables, and a dormer window to the principal elevation. The main roof ridge caps are in scalloped terracotta tiling with terracotta scroll finials; the

hip ridges are in Colorbond. A gryphon to the apex of the main gable may be a later addition. The chimneys have stucco clad bases, tall brick stacks exposed on the upper levels with vertical strapwork, cornices to the tops with concrete hips, and paired terracotta pots. The roof gables are roughcast stucco with half timber patterning; their spandrels are stepped on the north and northwest, while the southwest gable has a square indentation with an unusual decorative cartouche. The main eaves are boxed and supported by evenly spaced brackets interspersed with plaster swags. The external walls are in exposed red brickwork, plain coursed, with an ornamented stucco course. The west-facing windows are hooded with slate-tiled skillions on fretwork timber brackets; the north hood may not be original given that the original verandah has been removed (see below); the southwest window hood is fronted by a gablet. The main window on the north façade is round arched, while the two principal west casement windows have a tripartite arrangement with leaded fanlights and sculpted segmental arches over, springing from scroll consoles. The entrance door has leaded sidelights and fanlights, and a sculpted segmental arch over. The dormer on the west roof face has two small double-hung sashes and shingle siding, and different detailing to the gables below, which may indicate a later addition. The house also originally had a return verandah angled north west, and its outline can be seen in places in the external brickwork to the facade. The verandah floor, now exposed, appears to be of asphalt, with bluestone edging to the verandah base. The steps up to the front door, and verandah floor, have short cube-balustrades topped with lions. The front garden setback, with paths and rose plantings, is bounded by a timber picket fence and gates which are recent and replaced a brick fence and timber gate, evident in the Hawthorn Heritage Study image taken in 1992.⁵

Historical Context

The allotment occupied by the building known as *The Gables* formed part of the estate of iron founder Peter Johns, whose home *Tudor* was once sited further south of the subject property. Blocks fronting Riversdale Road to the north of the site were for sale in 1900, with houses under construction a short time later. This area of Hawthorn was highly regarded by the late nineteenth century, due to its proximity to cable trams on both Riversdale and Glenferrie Roads, and the Yarra River environs to the west.

Comparative Analysis

The Gables, 1 Berkeley Street, Hawthorn, is a mixture of Federation and Italianate elements which make it an unusual hybrid form in the context of Hawthorn's Federation housing. Houses in the Ryeburne Avenue area of Hawthorn East are more typical of Federation house design, as are those in the Grace Park estate. The nearest parallel is found in the Federation-Italianate houses in Victoria Road, Camberwell, although no 1 Berkeley Street has a steeper pitch to the roof than is usual in the Federation period, and vigorous arch mouldings, thick course lines and a high incidence of applied, rhythmic ornament. The solidity of the design, and the grounded pressure of its heavy roof, also gives the house a heavy Free Romanesque demeanour, in the manner of HH Richardson's free Romanesque designs of the 1870s and 1880s in the United States. This assembly of elements, and the sharp-edged angularity of the design, maintain a continuing High Victorian flavour, which in Federation architecture is best seen in Alexander North's contemporary Launceston churches (1901-3). Surrounding houses were built at this time by John Kaiser, but this one is quite distinct from Kaiser's well-known triple gabled canted bay form, quoin usage and fairly straightforward Italianate planning.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

The Gables, 1 Berkeley Street, Hawthorn, is a fine exemplar of Federation ideas in house design. Its roof expresses elements of the internal planning, the arch and course detailing is robust and energetic, and the composition has a forceful diagonality characteristic of the period. The loss of the verandah detracts from the presentation of the building, but generally does not impact on an understanding or appreciation of the overall original form.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

The Gables, 1 Berkeley Street, Hawthorn, successfully combines Federation characteristics with a steeply pitched roof and a consistent richness in ornament that makes it unusual and inventive. The house differs from the more horizontally proportioned Federation–Italianate fusions seen elsewhere in Boroondara, and the more mainstream Federation designs generally. It is in fact one of the most interesting Federation hybrids in the Hawthorn area, distinguished by individual elements such as vigorous decoration, sharp edges, angularity and sturdy proportions.

Statement of Significance

The Gables, 1 Berkeley Street, Hawthorn, is of historical and architectural significance at a local level. It is a fine exemplar of Federation ideas in house design, with its roof expressing elements of the internal planning, robust and energetic arch and course detailing, and a composition which reflects the forceful diagonality characteristic of the period. The house is also distinguished from many of the more conventional and mainstream Federation designs of the municipality, including other Federation–Italianate fusions, through the use of individual and distinctive elements such as the vigorous decoration, sharp edges, angularity and sturdy proportions. While the removal of the verandah detracts from the presentation of the building, its loss does not impact on an understanding or appreciation of the overall original building form.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ City of Hawthorn Rate Books, 1901-02, #3261, 3257-; 1902-03, #3265, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1946-47, #4162, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1945 and 1974.

⁴ Details sourced from domain.com.au, Noel Jones Real Estate, Property ID 2005395588, dated 7 February 2006.

⁵ See photograph in Meredith Gould, *Hawthorn Conservation Study*, datasheet, 1992.

Name	<i>Springfield</i>	Reference No	
Address	6 Berkeley Street, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1882-83	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Construction of *Springfield* commenced in 1882 for Edward Dickinson or Dickenson, an accountant, previously of Burke Road, Camberwell. The house was described an 'unfinished' in the Borough of Hawthorn's rate books for 1882, and complete and occupied by Dickenson family and staff, numbering ten, by the following year. At this date it was rated with a net annual value (nav) of £70.¹ The Dickinson family only occupied the property for a few years, before returning to Burke Road in c. 1888, and the residence was subsequently let to tenants for many years. The family retained ownership until at least the middle of the 1940s. The property was described in the City of Hawthorn's rate records for 1946-47 as a brick house of eight rooms, with a nav of £80.² It was tenanted by the Lilley family, who were listed as the occupants in the *Sands & McDougall Directory of Victoria* until the early 1960s. From the mid-1960s until the early 1970s, the house was occupied by A M Blain. Subsequently the property was acquired by Dr C Johnston, who owned *Springfield* until at least 1994.³

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Springfield, at 6 Berkeley Street, Hawthorn, is a two-storied bichrome and Hawthorn brick Italianate house of asymmetrical composition, with a two-storey canted bay on the south of its principal Berkeley Street (east) façade, and a two-storey iron-framed verandah with lacework decoration on the north side of the façade. The hipped roof has slate cladding with galvanized steel and Colorbond ridge-capping, and chimneys in a similar exposed Hawthorn brick with some bichrome banding and heavily sculpted cornices. The eaves are boxed with regularly spaced bracketing. The bichrome patterning on the Berkeley Street facade is in sideways-stepped quoin and arch-stone patterning around and over the windows, which are segmentally arched. The windows are generally timber-framed, double-hung sashes, with the canted bay windows being equally proportioned, while the main living-room windows have a larger central pane and narrow sidelights. The side elevations, also in

umber Hawthorn brick, have the floor line marked in cream brick coursing; the front walls' base plate is a battered three-course layer, again in cream brick. The front door case and fanlight appear original. The front garden has a screening stand of birch trees. The fence is a replica cast-iron picket design on a concrete base designed to look like bluestone, and was completed in 1994. There is a gravel drive and front path. A swimming pool was added exactly twenty years earlier, in 1974.⁴

Historical Context

The subject property *Springfield* was one of the first half dozen villas built in Berkeley Street, which was first gazetted in 1873-4, and then only as far south as Callantina Road.⁵ The northern end of Berkeley Street, where the property is located, became fashionable in the nineteenth century, when some large estates were established on the higher land east of Glenferrie Road.⁶

Comparative Analysis

Springfield's details and bichrome patterning resemble a great many single-storey Italianate houses of its time, but it stands out to a degree as bichrome patterning was not nearly as common in two-storey Italianate designs using a canted bay composition. Some bichrome two-storey houses are found in Lyndhurst Crescent, Hawthorn, but these do not have canted bays. It is certainly more individual than 14 Auburn Grove, Hawthorn East, and 173 Auburn Road, Hawthorn, both being two-storey Italianate houses with canted bays in the same general area, but without the subject property's vivid use of bichrome brick.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Springfield, at 6 Berkeley Street, Hawthorn, is a fine and to a degree striking example of a two-storied bichrome and Hawthorn brick Italianate house, with an asymmetrical composition, canted bay, two-storey iron-framed verandah with lacework decoration, and hipped slate-clad roof. It was one of the first half dozen Victorian villas built in Berkeley Street, and appears to be substantially intact externally.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Springfield, at 6 Berkeley Street, Hawthorn, has details and bichrome patterning which resemble a great many single-storey Italianate houses of its time, but stands out to a degree in this context due to its bichrome surfacing combined with the double-storey canted bay composition. It also displays a particularly vivid use of bichrome brick treatment.

Statement of Significance

Springfield, at 6 Berkeley Street, Hawthorn, is of local historical and architectural significance. It is a substantially externally intact, finely executed and to a degree striking example of a two-storied bichrome and Hawthorn brick Italianate house, with an asymmetrical composition, canted bay, two-storey iron-framed verandah with lacework decoration, and hipped slate-clad roof. Although the details and bichrome patterning resemble a great many single-storey Italianate houses of its time, this property stands out to a degree due to its bichrome surfacing combined with the double-storey canted bay composition, and a particularly vivid use of the bichrome brick treatment.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla,

Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Details taken from draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1946-47, #4084, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974; City of Hawthorn Building Index records.

⁴ City of Hawthorn Building Index, Permit #11425, dated 21 April 1974 (swimming pool); and #342/94 00, dated 16 August 1994.

⁵ Gwen McWilliam, *Hawthorn Peppercorns*, 1978, p. 137.

⁶ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

Name	<i>Berniston</i>	Reference No	
Address	9 Berkeley Street, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	B
Date	1924-25	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The allotment occupied by the subject property *Berniston* formed part of the estate of iron founder Peter Johns, whose home *Tudor* was sited further south from the subject property. Blocks fronting Riversdale Road, in the vicinity of this house were for sale in 1900, with houses under construction on most of the allotments a short time later. However, the subject site - lot 8 - remained undeveloped until the 1920s. The allotment was acquired by pioneer brick manufacturer John Holzer from its original purchaser in 1913, along with a vacant adjoining lot. Holzer subsequently constructed and lived in a house on this adjoining lot -lot 9 - (later 11 Berkeley Street). The subject site was rated with a net annual value (nav) of £22 in the City of Hawthorn's 1923-24 rate cycle. By the following year, the site was occupied by a new nine-roomed brick house, owned by Henry and Agnes Taylor. Accordingly, the nav had increased proportionately to £150.¹ The Taylors resided at *Berniston* until the late 1930s. Subsequently the property was occupied by Leslie Parker (ca. 1940-1948), Ernest Wright (ca. 1950 -1957) and by C N Thomas, from ca. 1960 until at least 1974.²

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Berniston, 9 Berkeley Street, Hawthorn, is a rendered masonry single-storey middle-period bungalow, composed around a principal L-shaped roofline ending in two broken gables. The house has three main components projecting south: a rear wing under the main roofline; a projecting entry wing composed as a superimposed gable to the south elevation over an arched entry bay with a flanking room to its immediate east; and the third projecting element, a corner bay by the front garden, capped with a squared awning in terracotta tiles and a central buttress facing diagonally toward the front gate. The bay is also defined by raised course lines drawn round its edges. The roofs are clad with terracotta tiles and ridge capping, and the chimneys have an unusual chevron course line and tapered upper sections, with the rear two being at an unusually large scale. Clinker brick is used as relief to the external walls of rendered roughcast stucco which remains unpainted; the arch to the

entrance porch is also of clinker-brick. Projecting beams and chamfered fascias heighten the Japanese flavour, often sought in designs of this period, and the gables are supported, visually, on diagonal struts at several points. The porch has an iron balustrade. Fenestration is a simple system of double-hung sashes, horizontally proportioned and robust in scale, with diamond-pane lead lighting in the upper frames. The house had a substantial addition to the rear in 1991, including an additional meals and family area, with alterations to the fourth and fifth bedrooms, and to the garage.³ These rear works are not visible from Berkeley Street, save for the garage. The garden retains its 1920s pattern, though the concrete entrance drive may have replaced an earlier gravel path. The fence is quite recent, though finished in a timber and wire-fabric ('hairpin') combination current in the 1920s. A similarly recent steel-tube fence separates the rear areas from the drive.

Historical Context

The subject property occupies an allotment which was one of several offered for sale in 1900, having been subdivided from the estate of iron founder Peter Johns. Johns' large estate and home, *Tudor*, was sited further south from the subject property. The northern end of Berkeley Street, where the property is located, became fashionable in the nineteenth century, when some large estates were established on the higher land east of Glenferrie Road.⁴

Comparative Analysis

Berniston, 9 Berkeley Street, Hawthorn, is unusual among bungalows of the mid-1920s in being composed on lines similar to Federation housing, that is, with an emphasis on diagonal reading and a composition in which the 'stub-wings' project southward. This is emphasized by a comparatively restrained west elevation, and a concentration of sculpted massing southwards which creates a narrative sequence of encounters with the building's perimeter as visitors approach the front door. This compares with other earlier bungalow designs in Australia, such as Herbert Dennis' in Sydney for Perce Arnott and others (c. 1915-16), Jolley's *Belvedere* at Cremorne (1919); and S G Thorp's bungalow at Bundanoon (1921).⁵ Local examples include the smaller bungalow at 12 Calvin Street, Hawthorn, which is materially similar but altered (1928, C* but recommended as part of this Review to be downgraded due to modifications). The original plan appears to have fused living, entry and dining areas in a single continuous spread of space, which in turn was wrapped in the more closed bedroom and kitchen areas. Such a relationship was sustained through much Federation planning, although seldom with the degree of dynamic openness seen here.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Berniston, 9 Berkeley Street, Hawthorn, is a fine example of a substantial bungalow from the middle period, distinguished by many individual elements. Its setting, and the degree of visibility afforded to the interesting composition of the south elevation/south wings, enhances its presentation.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Berniston, 9 Berkeley Street, Hawthorn, is an unusual fusion of bungalow exteriors and Federation planning. The projected movement of the plan form is expressed effectively in the design of the three projecting wings, with their south and west elevations. Materially, the house is close to its original condition, with unpainted stucco walling and brickwork, and the original pattern of half-timbering. The details of the design, including the gable spandrels and the curved bay detailing, are original and distinctive.

Statement of Significance

Berniston, 9 Berkeley Street, Hawthorn, is of local historical and architectural significance. It is a fine example of a largely intact and substantial bungalow from the middle period, with the setting and plan allowing for a high degree of visibility for the interesting south side of the house. Architecturally, the house is an unusual fusion of bungalow exteriors and Federation planning, with the south projected movement of the plan expressed in the three projecting wings. Materially, the house is close to its original condition, with unpainted stucco walling and brickwork, and the original pattern of half-

timbering. The details of the design, including the gable spandrels and the curved bay detailing, are original and distinctive.

Grading Review

Recommend upgrade to a B.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ City of Hawthorn Rate Books, 1923-24, #4447; 1924-25, #4457, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974.

³ Drawing sourced from the City of Hawthorn Building Index, permit #6452, dated 30 May 1989.

⁴ G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁵ Sourced, variously, in *The Salon*, 1916 (Dennis); JM Freeland, *Architecture in Australia: a history*, Cheshire, Melbourne, 1968 (Jolley); and Howard Tanner, 'Stylistic tendencies in Australian architecture: selective simplification, 1868-1934', *Architecture in Australia*, April 1974 (Thorp).

Name	House	Reference No	
Address	54 Berkeley Street, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1918-19	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The allotment associated with 54 Berkeley Street, Hawthorn, was created in a subdivision of c 1916, when 27 allotments were formed.¹ Mr and Mrs John Ashworth were recorded as the owners of several lots in the area according to rate records for the 1918-19 rate cycle. With regard to the subject site, a house was described as 'being built' on the corner of Callantina Road and Berkeley Street, in the 1922 edition of the *Sands & McDougall Directory of Victoria*.² The owners were the Ashworths, and the brick house of nine rooms was rated at £105 in the 1919-20 rate cycle. The Ashworths did not retain their new home for long – by the 1925-26 rate cycle the property was owned and occupied by Sir Robert and Lady Best. Sir Robert Best (1856-1946), originally a solicitor, was the Federal Member for the seat of Kooyong between 1910 and 1922.³ After the death of Sir Robert, Maud, Lady Best remained at the property for only a few years, before it was acquired and occupied by Ernest Johns.⁴ Mr and Mrs Johns resided at the property until the mid-1960s, at which time it was acquired by W R Gould.⁵ A car port, fence and a swimming pool were all added to the property before the end of the decade.⁶

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

No 54 Berkeley Street, Hawthorn, is an attic-style, overpainted, rough-cast, stucco-clad masonry house in the general bungalow mode. It is composed around two large gables (on the north and east elevations) with four-light, awning-style, attic window rows in each gable end; the gable eaves are supported on diagonal bracing struts and slatwork screens. The roof has been re-clad with non-original charcoal-grey concrete tiles, and the attic windows are not original (although the window opening is), but the other materials in the house exterior are basically original. These include a flat-roofed porch-verandah, conceived as a sealed pergola with projecting scroll brackets and a minimal fascia, supported on paired timber posts on stuccoed pedestals. The verandah balustrade is a solidly detailed masonry structure with stucco coating, and the front steps are bracketed by two heavy

stuccoed concave balustrades. The ground floor windows are timber-framed, double hung sashes with diamond-pattern lead lighting in the upper panes. The front fence is a picket structure in concave loops, added in 1990⁷ with a recent lich-gate at the Berkeley Street/Callantina Road corner, possibly in an original pattern.

Historical Context

The site of 54 Berkeley Street was formed as the result of a subdivision of lands lying south-west of Callantina Road and Berkeley Street, to Gardiners Creek, in c 1916. This area of Hawthorn, north of Gardiners Creek, was used for abattoir purposes in the 1840s, but began to be developed residentially after the 1870s, when large lots were made available for sale.⁸ These lots were later subdivided further, to create the pattern of development evident today.

Comparative Analysis

No 54 Berkeley Street, Hawthorn, is a relatively early example of the emergence of bungalow and attic bungalow modes in Melbourne. In Boroondara it compares, chronologically, with 1 Threadneedle Street and 127 Winmallee Road, both of Balwyn, and of 1915 and 1917-19 respectively (graded C and B). It follows the earliest known Melbourne examples at 17 Threadneedle Street, Balwyn (1907, graded B),⁹ and the Harry Martin bungalow in Malvern of 1908 (believed demolished),¹⁰ by ten or twelve years. However, the onset of clearly bungalow designed dwellings in Melbourne had been held up by the advent of the First World War and by a slow fusion with the Federation style, so the simple lines evident at 54 Berkeley Street in fact appear as one of Melbourne's first real bungalows. Its combination of stuccoed brickwork with bungalow form was effective and well-rounded, and part of a general adaptation to masonry construction in bungalow design that was just starting to occur in Australia. The inclined indentations in the front gable walling were a motif repeated widely in the Melbourne area during the 1920s, and the box-frame windows became general bungalow usage. The simple diamond-pattern leadlighting in the upper sashes of the original windows was also a characteristic in later 1920s houses, as was the heavy stuccoed brick balustrade around the verandah and front steps. The verandah, with Japanese-flavoured timber framing and exposed rafters, resembles those on later houses in Boroondara, such as 16 John Street, Kew (1923, graded B).¹¹ These details all became more widespread as the decade wore on. No 54 Berkeley Street therefore reads as one of the prototypes for a range of later bungalow forms, although it appears contemporary with some similarly innovative bungalows in other municipalities. Its bracketed gable resembles a chalet form seen in other, earlier houses, such as Harold Desbrowe-Anne's Eyrie trio in Eaglemont (1899-1903), and more contemporarily at 12 Grange Road, Kew (c. 1920, graded B), and *Parkview* at 512 Racecourse Road, Flemington (1924).¹² Houses such as this also marked out a clearly different trajectory from Burrigge Leith's State Savings Bank bungalow designs, published in the period 54 Berkeley Street was being built.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 54 Berkeley Street, Hawthorn, is an attic-style, rough-cast stucco, bungalow house, which is considered to be a relatively early example of the emerging bungalow and attic bungalow modes in Melbourne. It is generously proportioned and substantially intact externally. The two main gables to the north and east elevations address the adjacent streets, and enhance the prominence and presentation of the dwelling to its street corner.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

No 54 Berkeley Street, Hawthorn, is regarded as a prototype for a range of later bungalows in Boroondara, although it appears contemporary with some similarly innovative bungalows in other municipalities. Its combination of stuccoed brickwork with bungalow form was effective and well-rounded, and part of a general adaptation to masonry construction in bungalow design that was just starting to occur in Australia. Elements and motifs which appeared in later bungalows include the inclined indentations in the front gable walls, box-frame windows, simple diamond-pattern leadlighting

in the upper window sashes, the heavy stuccoed brick balustrade to the verandah and front steps, and the Japanese-flavoured verandah with its timber framing and exposed rafters.

Statement of Significance

No 54 Berkeley Street, Hawthorn, is of local historical and architectural significance. It is a prominently located, attic-style, rough-cast stucco, bungalow house, which is generously proportioned and substantially intact externally. Architecturally, it is considered to be a relatively early example of the emerging bungalow and attic bungalow modes in Melbourne, and something of a prototype for a range of later bungalows in Boroondara. Its combination of stuccoed brickwork with bungalow form was effective and well-rounded, and part of a general adaptation to masonry construction in bungalow design which was starting to occur in Australia. It also has a number of elements and motifs which appear in later bungalows.

Grading Review

Unchanged

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000; Melbourne & Metropolitan Board of Works plan #56, 1901.

² *Sands & McDougall Directory of Victoria, 1920-22.*

³ Norma Marshall, "Sir Robert Best", *Australian Dictionary of Biography*, 1979, vol. 7, pp. 280-81.

⁴ City of Hawthorn Rate Books, 1948-49, #4112, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1930 and 1974.

⁶ Details sourced from the City of Hawthorn Building Index.

⁷ Details sourced from City of Boroondara Planning File 40/408/04412, item 7088, dated 12 April 1990.

⁸ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁹ The designs are all discussed in Lovell Chen and Associates' *Boroondara review of B-graded buildings*, 2006.

¹⁰ See Peter Cuffley, *Australian houses of the '20s and '30s*, Melbourne: Five Mile, 1989, pp. 56-7.

¹¹ See Lovell Chen, *Boroondara B-Graded Buildings Study*, 2006.

¹² See Philip Goad et al., *Melbourne Architecture*, Sydney: Watermark, 1999, p. 115 (for Parkview); 91 (the Eyrie).

Name	<i>Coolagong, Kimbolton</i>	Reference No	
Address	6 Brook Street, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1904-05	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Prominent local builder John Kaiser¹ was listed as the owner of two brick houses of nine rooms at 2 and 4 Brook Street in the rate records for the 1904-05 rate cycle. One was recorded as completed and the other unfinished. A comparison of the outlines of these two houses on a MMBW survey plan, with the adjoining subject property (no 6 Brook Street), shows very similar plan forms. It may be reasonable to attribute the design and construction of this property to Kaiser, who had still not managed to sell the other two properties at the time of rating. The owner of the subject house in 1904-05 was given as Leslie Fincham, son of the prominent organ-builder George Fincham.² Initially the house was named *Coolagong*, after the Fincham family home in Coppin Grove, Hawthorn. However, the name of the house was soon changed to *Kimbolton*, and within a few years the Fincham family themselves had moved from this address. Mrs Jane Brown was recorded as the owner of the property in rate records for the 1912-13 rate cycle, and the house appears to have been tenanted, with Mrs Brown living elsewhere. Subsequently the property was acquired by Reginald May, who resided at the address for nearly ten years.³ From the early 1930s, the house, still owned by the Mays family, was again tenanted.⁴ By the middle of the 1940s, a photographer, Louis Castrique owned and occupied the house, residing there until the middle of the 1960s. Subsequently the house was owned and occupied by P Hanly until at least the end of the 1970s.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Coolagong, 6 Brook Street, Hawthorn, is a single-storey brick residence in the Federation-Italianate design. Its main roof is slate clad, with iron ridge-capping; the slate tiling is bisected with a decorative three-course polygonal pattern. The chimneys have exposed tuck pointed face brick stacks and heavily sculpted stucco cornices. The external walls are in tuck pointed exposed red face brick, on a bluestone plinth, with double rendered courses. The return verandah, splayed at the corner and with a latticed gablet over, has a roof of corrugated galvanized steel, cast iron lacework frieze, cast

iron columns, and tiled floor with a bluestone edge. The verandah is flanked at each end with projecting wings, topped with gables faced in a diagonal (diamond) lattice pattern of timber strapping laid over a stucco background. The gables sit on a rough cast stucco frieze (inverted ogee in section) that continues on under the main roof eaves. The south projecting wing has a canted bay, with tall timber-framed sash windows (proportioned in a roughly 3:1 ratio between main lights and high lights, in the Norman Shaw-free style pattern favoured in the Federation period), with flat lintels. A three-light window is located at the splayed corner, with a double-light window, with flat lintels, in the east projecting wing. The front door case appears to be original, and the door window and sidelights are leaded in a William Montgomery-style art-nouveau pattern. The driveway is asphalt, and the garage which was added in 1975 is detailed in similar manner to the main dwelling. An open rear verandah was also added the following year.⁶ The front picket fence is more recent.

Historical Context

Brook Street has been in existence since the 1850s, but most of the houses in the street date from the early twentieth century.⁷ The proximity to the Yarra River, and the location with regard to easy access to the city provided by the river crossings/road bridges on Barkers Road and Church Street/Bridge Road, enhanced the desirability of this area for residential development.

Comparative Analysis

Coolagong, 6 Brook Street, Hawthorn, is a Federation-Italianate hybrid of a type common in, and contemporary with, dwellings in the Victoria Road/Broadway area of Camberwell, but less so in this part of Hawthorn. These Camberwell houses employed the return verandah and flanking bays common in the Italianate style, and the latter's preference for cast-iron verandah columns and lace, and an iron-roofed verandah separated from the main roof. In other respects though, these houses were typically Federation - as in their use of exposed red brickwork, often tuckpointed as here, roughcast stucco on the gable fronts, thick relieving course lines in cement rendering, art nouveau window tracery and a strongly asymmetrical garden layout. All these are present at *Coolagong*. Its latticed gable fronts are distinctive, resembling those on *Carinas* at 73 High Street, Kew, of 1906 (B-graded), as do the vertically proportioned windows in the canted bay, the double course relieving lines on the front walling, and the roughcast stucco frieze under the eaves and gables, again moulded in a reverse ogee section. No 231 Barkers Road, also in Kew, of 1901, (B-graded) is also similar to *Coolagong* in composition, slate roof, brick patterning and latticed gable fronts, and differs primarily in having a faceted conical tower at its verandah turn.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Coolagong, 6 Brook Street, Hawthorn, is a fine and generally intact example of the Federation-Italianate fusion common in Boroondara around 1900 but usually more evident in Kew and Camberwell than in Hawthorn. The generous allotment and garden setback allow for an appreciation of the overall building form, and the non-original garage, in being setback well into the site, does not detract from the presentation of the main dwelling.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Coolagong, 6 Brook Street, Hawthorn, is one of a very few houses in the Hawthorn area which exhibits a set of distinctive design characteristics, primarily in latticed gable-fronts, tall window proportions, ogee-sectioned eave friezes, and accentuated course lines. These elements, and the general composition, are handled with assurance and create a house of some presence in Brook Street.

Statement of Significance

Coolagong, 6 Brook Street, Hawthorn, is of local historical and architectural significance. It is a fine and generally intact example of a Federation-Italianate hybrid dwelling which was common in Boroondara around 1900, but less so in Hawthorn. *Coolagong* is one of a very few houses in Hawthorn which exhibit this combination of distinctive design characteristics - latticed gable-fronts, tall window proportions, ogee-sectioned eave friezes, and accentuated course lines - in an overall

composition which is assured and well executed. The house also has some presence on the street, with the generous allotment and garden setback allowing for an appreciation of the overall building form.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Barkers Road, Church Street and the Yarra River, which includes Oak, Muir, Mason, Calvin and Brook Streets, and is described here as the Oak Street precinct. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Also sometimes referred to as William Kaiser, but believed to be the same person.

² City of Hawthorn Rate Books, 1904-05, #1028-9, 1030, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000; Melbourne & Metropolitan Board of Works survey plan #41, Municipalities of Hawthorn and Richmond, scale 160':1", 1950.

³ City of Hawthorn Rate Books, 1922-23, #1244, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ City of Hawthorn Rate Books, 1931-32, #1311, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1950 and 1974; City of Hawthorn Building Index.

⁶ City of Hawthorn Building Index, Permit #12229, dated 26 August 1975 (garage), and #12584, dated 26 February 1976 (rear verandah).

⁷ Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

Name	<i>Berwyn Flats</i>	Reference No	
Address	7 Glenroy Road, Hawthorn	Survey Date	19 May 2006
Building Type	Flats	Grading	C*
Date	1936-37	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The land occupied by *Berwyn Flats* and neighbouring blocks at 1,3,5 and 9 Glenroy Road, formed part of the grounds of the *Cestria* estate, once the home of Thomas Guest, biscuit manufacturer. Part of the property was subdivided after the death of Guest in 1908, with further subdivision of the mansion's landholding occurring in June 1934.¹ Several allotments to the rear boundary abutting Glenroy Road were sold at this time, and subsequently, five blocks of flats were constructed – *Glenroy* (1); *Powerview* (3); *Beverleigh* (5); *Berwyn* (7) and *Riplea* (9).² *Berwyn Flats*, a block of four flats, was built in 1935-6 and was initially owned by Thomas Bartholomew Purves, who occupied a five-roomed flat on the ground floor.³ The other flats were tenanted. The former City of Hawthorn Valuers' cards noted that Stanwyn Pty Ltd owned Flats 1, 2 and 3, and possibly Flat 4, and that 'Flat 1 was substantially bigger', which would accord with occupation by the building's owner, at least initially.⁴ Listings in the *Sands & McDougall Directory of Victoria* recorded T B Purves' occupation of the property until the mid-1950s, with later occupants a Dr C W Farrow and Mrs K A Henley, among others.⁵ The flats remained in single ownership until 1997, when a planning permit application to subdivide the property by strata title process was approved.⁶

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Berwyn Flats at 7 Glenroy Road, Hawthorn, comprises a double-storey interwar clinker brick building in the Old English Tudor style which contains four flats but which is designed to appear as a single large house. Constructed on an essentially symmetrical plan, the building uses a complex arrangement of projecting bays, brickwork patterning and gabled roofscape to break up the large composition. The gabled roof is finished with terracotta tile, appliqué half-timbered gable ends and prominent corbelled brick chimneys. The stepped façade is divided by projecting bays, which relate to the individual flats and the access stairs for the first floor flats. It features panels of tapestry and herringbone brickwork to both levels and a jettied bay. The entrance to each ground floor flat is set

within a recessed porch with concrete floor, and doors are generally concealed behind wrought iron screens, the exception being a non-original aluminium screen to Flat 3. Fenestration is irregularly arranged but consistent between sides; window openings contain single and grouped timber-framed double-hung sashes with diaper leadlight glazing to top sashes.

The building appears externally intact other than for the introduction of glazing to the previously open first floor balcony window openings, tiling of the entrance porch to Flat 2 and small street numbers on the fence piers. The fence appears contemporary with the building and comprises a low clinker brick wall with glazed brick capping, and there are four original garages along the rear boundary.

Historical Context

The site of the subject property originally formed part of the grounds of the *Cestria* estate, home of Thomas Guest, biscuit manufacturer. Guest's mansion faced east to Glenferrie Road, with the landholding extending from the latter road west to Glenroy Road.⁷ This area of Hawthorn, with its proximity to the Yarra River and access to the city via Riversdale Road, was a desirable residential area in the nineteenth century, and continued to be so into the twentieth century.

Comparative Analysis

While *Berwyn Flats* are situated within a group of similarly scaled and generally contemporary interwar flat developments in Glenroy Road, the other examples lack the well-resolved composition and competent detailing and application of the Tudor mode. Other interwar Old English Tudor flats within the municipality include *Tanfield Lee Flats* at 221-229, Cotham Road, Kew (1940, graded B), which is a much larger complex of more complex massing designed to incorporate an existing 1920s house; and *Cotham*, 340 Cotham Road, Kew (1937, graded B). Like many 1930s flats in Melbourne, both of these examples, however, employed a medieval demeanour and rendered walls, but bare clinker brick was also popular. In the somewhat hectic Tudor detailing, these examples are also generally more representative of the larger Tudor-flavored houses in Hawthorn, Kew and Camberwell of the 1930s and can be compared to numerous other B and C-graded houses in the area including the impressive houses at 16 Glenroy Avenue, Hawthorn; and 660 Riversdale Road, Camberwell, (1938, graded B).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Berwyn Flats, 7 Glenroy Road, Hawthorn, is a good and relatively intact example of a finely articulated interwar complex of flats in the Old English Tudor style. The double-storey clinker brick building contains four flats but is designed to appear as a single large house. The building also successfully uses a complex arrangement of projecting bays, brickwork patterning and gabled roofscape to break up the large composition.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Berwyn Flats, 7 Glenroy Road, Hawthorn, is a well-resolved composition which displays competent detailing and application of the Tudor mode. Many of the principal characteristics of the style are evident here, such as clinker, tapestry and herringbone brickwork, and appliqué half-timbering in a picturesque composition.

Statement of Significance

Berwyn Flats, 7 Glenroy Road, Hawthorn, is of local historical and aesthetic significance. It is a good and relatively intact example of a finely articulated interwar complex of flats in the Old English Tudor style, which although containing four flats was designed to appear as a single large house. The building successfully combines projecting bays, brickwork patterning and gabled roofscape, to help break up the large composition. It also displays competent detailing and application of the Tudor mode, with many of the principal characteristics evident such as clinker, tapestry and herringbone brickwork, and appliqué half-timbering in a picturesque composition.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Land sold for £9000, *Argus* 23 June 1934, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

² *Sands & McDougall Directory of Victoria*, 1935-1937.

³ City of Hawthorn Rate Books, 1941/42, brick, 5 rooms, nav £95, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ City of Hawthorn Valuers' cards, 7/1130/2001 – 4, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1945 and 1974.

⁶ Planning permit #BOR 97/029, City of Boroondara Planning File #40/409/00281.

⁷ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

Name	House	Reference No	
Address	15 Hastings Road, Hawthorn East	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1915-16	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Arthur Chaplin, an accountant or clerk was recorded as the owner of a vacant block of land on the then relatively undeveloped east side of Hastings Road, Hawthorn East, for the 1914/15 rate cycle. Chaplin previously resided at 12 Hastings Road.¹ By the following year's rate cycle, Chaplin was listed as the owner and occupier of a six-roomed brick house, with a nav (net annual value) of £35.² Mr Chaplin, a local identity,³ resided at this address until c. 1953, after which date Miss N Phillips was listed as resident until at least 1974.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

No 15 Hastings Road, Hawthorn East, is a single-storey house in red face brick, with a simply designed, single ridge transverse roof, gabled at its north and south ends. The roof is clad in Marseilles tiles, and a small dormer punctuates the west plane of the roof, above the entrance porch. There are two slender chimneys with a plain face brick stack, rendered neck and tall terracotta pot. The eaves run up in line with the roof pitch and are marked at the edges with projecting rafters. The dormer has a small flat roof, possibly metal clad, with miniature projecting rafters, a leadlit, three-light casement sash window and a two-course shingled apron. A five-sided canted bay/tower with timber-framed, double hung leadlit sashes is located to the south of the entrance porch, and is topped by an ogee-moulded metal clad roof with ribs at its facets, each joining at a ball-topped finial. The tower roof has a shallow boxed eave supported on a set of radial exposed rafters; below the eave is a frieze in roughcast stucco incised with slim vent slots. An art-nouveau floral pattern is in the upper pane of each sash; the sashes have jigsaw-cut sun shades/valences in the upper portions. The entrance porch is framed by a slatted timber frieze and balustrade. To the north of the porch is a boxed window with a group of timber-framed, double-hung sashes with brackets above to support the overhanging eave. The front door is enclosed by a large brick arch that encompasses two elongated quadrant sidelights. The front steps are shallow and bluestone-capped; the porch floor appears to be

tiled. A tall lapped timber paling fence marks the front property boundary, with a vehicle crossover and driveway on the north side.

Historical Context

The subject site is located in an area which was subdivided from 'Mornane's Paddock' in 1882.⁵ The west side of the street developed before the east side (where the property is located); the west side also tends to smaller (and some irregular) allotments, while those on the east are larger and with regularly spaced development.

Comparative Analysis

No 15 Hastings Road, Hawthorn East, dates from the close of the Federation period, in 1915-16, and reflects the transition between Federation and the bungalow mode of the later teens and 1920s. The transition began in Boroondara with 11 The Avenue, Surrey Hills (1902, B-graded), and continued with 17 Threadneedle Street, Balwyn (1907, B-graded), and 22-4 Albion Road, Camberwell (1911, B-graded). The subject property also compares with notable moves from the Federation style in other Melbourne suburbs, as with Robert Haddon's *Anselm* in Glenferrie Street, Malvern (1906), which has a similar bay/tower element, or the Desbrowe-Annear trio at The Eyrie in Eaglemont (1900-1903), which use similar timber console detailing. The long transverse gable and central dormer show an early affinity with the so-called Dutch Colonial or Craftsman bungalow in the United States, a popular East Coast counterpart to the Greenes' early bungalows in Los Angeles and probably introduced to Melbourne in Oakden and Ballantyne's Harry Martin bungalow in Malvern, of 1908-9. Boroondara examples include 219 Cotham Road (B-graded), 857 Glenferrie Road (B-graded), 7 Marshall Avenue (B-graded), and 118 Walpole Street (B-graded, c. 1926), all in Kew. Camberwell has 16 Alma Road (C-graded, 1923-4) and 931 Toorak Road (C-graded, 1925). No 15 Hastings Road is lively and varied in comparison with its Boroondara counterparts, probably reflecting its earlier date and greater proximity to the Federation style.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 15 Hastings Road, Hawthorn East, is a transitional design which falls between the Federation style and the bungalow. It is an excellent example of this form, showing the major formal changes in its roof form, reduction of chimneys, simplification of plan perimeter and stylization of details and accentuation of line. The house is also substantially intact externally, at least to its visible elevations.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

No 15 Hastings Road, Hawthorn East, is distinguished by its range and combination of materials and details, as with the carefully moulded canted bay/tower, the individual window framing and leadlighting, the rafter expression and the complexity of surface material changes.

Statement of Significance

No 15 Hastings Road, Hawthorn East, is of local historical and architectural significance. It is a fine example of a design which reflects the transition between the Federation and bungalow modes, and displays the major formal changes in its roof form, reduction of chimneys, simplification of plan perimeter and accentuation of line. The house, which is substantially intact externally, is also distinguished by its range and combination of materials and details, including the carefully moulded canted bay/tower, the individual window framing and leadlighting, the rafter expression and the complexity of surface material changes. Its façade presents as lively and varied in composition.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ City of Hawthorn Rate Books, 1914/15, #9237, land, nav £10, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1915/16, #9213, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Chaplin is mentioned in *Mayblooms and cherrybobs: recollections of Hawthorn*, 1987, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁵ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

Name	<i>Frederick House</i>	Reference No	
Address	27 Illawarra Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	1891-92	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The subject property, previously known as 31 Illawarra Road, may have been built by its owner, John Edmund Page, a carpenter, who in previous years (from 1877) had built several timber houses in Robinson Road.¹ Rate records for 1891 described the subject house as being of brick and consisting of eight rooms, in the name of Matilda Page. By the following year's rate cycle, the property was described as consisting of ten rooms, possibly suggesting that it may have been incomplete the previous year. Its net annual value (nav) was £66.²

Rate records indicate the house was still owned by the Page family in the years after World War I, in the names of Selina and Anne Page, presumably daughters of John and Matilda Page.³ The Page family remained in residence at the address until the end of the 1920s. From the early 1930s, the property was owned by Edith Marian and Minnie Gray, who, within ten years, had converted the house to flats.⁴ The *Sands & McDougall Directory of Victoria* recorded the Gray name next to the listing for the property as flats, but by 1974, 27 Illawarra Road was described as 'apartments' with no occupants listed.⁵

Architect, Augustus Fritsch, has been suggested as the designer of the house, however this has not been confirmed.⁶

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Frederick House, 27 Illawarra Road, Hawthorn, is a substantial two-storey double-fronted Victorian villa of Hawthorn brick construction. The hipped roof is clad in slate and has a pair of tall brick chimneys with moulded caps. The façade and side elevations display tuck-pointed polychrome brickwork featuring fine bands and patterned voissiors and the centre bay of the ground floor level is defined by an arched blind opening.

The façade is screened by a double-height verandah which is undergoing reconstruction works at the time of this report. The bullnosed corrugated galvanised steel verandah roof is relieved by a small pediment and is supported by posts with cast iron Corinthian capitals. The verandah features a decorative cast iron frieze and brackets. The first floor balustrade panels have recently been removed and the first floor level timber floor has been reconstructed while the ground floor has a tessellated tile floor.

Atypically, the main entrance is set within an arched opening in the south side elevation and the ground floor façade is divided into bays by a blind opening flanked by two pairs of tall windows with semi-circular arched heads and green coloured fanlight glazing. There is a centrally located single doorway to the first floor verandah containing a half-glazed panelled timber door which retains some etched coloured margin glazing. It is flanked by two tripartite window openings. All windows contain timber-framed double-hung sashes.

Extensive rear additions were approved in 1983, however they are set well back into the block and do not impact on the views of the house from the street.⁷ Other than for the works to the verandah and the rear additions, the house appears externally intact to its date of construction.

The non-original front fence comprises a palisade fence and gate on a bluestone plinth.

Historical Context

Development of this portion of Hawthorn was slow, according to local historian Gwen McWilliam,⁸ however in 1888, the subdivision of the Ashburton Estate – comprising land bounded by Robinson and Illawarra Roads, Kembla and Montague Streets - spurred development in the district.⁹

Comparative Analysis

In its overall scale, form, composition and Victorian detail, No 27 Illawarra Road, Hawthorn is similar to a number of other examples in Hawthorn and throughout Boroondara, including 35 Lisson Grove, Hawthorn (graded C*2 in 1992 and currently under review, q.v.) and 16 Queen Street, Kew of 1893 (graded B), both of which however, are rendered brick. No 27 Illawarra Road is distinguished by a strong, yet elegant, application of polychrome brickwork, which extends to the side elevations.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Frederick House, 27 Illawarra Road, Hawthorn, is a fine and relatively externally intact example of a substantial two-storey Victorian residence with a hipped slate roof and two-storey cast iron verandah. It is distinguished from many other examples in its use of polychrome brickwork.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Frederick House, 27 Illawarra Road, Hawthorn, is a skilled composition featuring paired arched fenestration and elegant, yet distinctive, polychrome brickwork which extends to the side elevations. Its inclusion of a recessed arched side entrance at the side of the house is relatively uncommon.

Statement of Significance

Frederick House, 27 Illawarra Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact example of a substantial two-storey Victorian residence with a hipped slate roof and two-storey cast iron verandah. The house is a skilled composition featuring paired arched fenestration and elegant, yet distinctive, polychrome brickwork which extends to the side elevations. The inclusion of a recessed arched side entrance at the side of the house is relatively uncommon. The house stands as a handsome freestanding residence and is a landmark in the immediate surrounding area.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

² City of Hawthorn Rate Books, 1891-92 #1377; 1892-93 # 2284, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

³ City of Hawthorn Rate Books, 1922-23, #4577, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁴ City of Hawthorn Rate Books, 1931-32, #4131; *Sands & McDougall Directory of Victoria*, 1938, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1930 and 1974.

⁶ *Hawthorn Heritage Study* 1992, see G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁷ Building Permits #1583-18800, dated 28 June; #1616-18387, dated 18 July; #1624, dated 22 July; and #1643, dated 29 July, all 1983, City of Boroondara Building File, 40/408/25414, Part 1.

⁸ Gwen McWilliam, *Hawthorn Peppercorns*, 1978, p. 144.

⁹ *Ashburton Estate* subdivision plan, 1888, Batten & Percy collection, State Library of Victoria.

Name	<i>Wexham, Inverary</i>	Reference No	
Address	9 Kooyongkoot Road, Hawthorn	Survey Date	27 April 2006
Building Type	Residence	Grading	C*
Date	1898-99	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Wexham was one of three houses built on the east side of Kooyong Koot Road, as it was then known, in the late 1890s, and apparently constructed at the same time. Named *Arringa*, *Wexham* and *Glenagh*, today these houses are numbered 7-11 Kooyongkoot Road.¹ *Wexham* was first owned by John Bayley, and was described as a brick house of nine rooms, rated with a net annual value (nav) of £65, in rate records of the 1898-99 rate cycle.² Bayley resided at *Wexham* for several years, before selling the property to Albert Hartley by 1909, who renamed the property *Inverary*. Hartley lived at the property until the early 1920s, succeeded by Herbert Barter, and then Percy Lord. By the early 1930s the house was owned and occupied by the McFarlane family, who lived there until the early 1960s. Subsequently, the property was listed as flats in the *Sands & McDougall Directory of Victoria* from the early 1960s, maintaining this use until at least 1974.

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Wexham, at 9 Kooyongkoot Road, Hawthorn is a single-storey brick house built in 1898-9, with canted bays on the west and north elevations, and a return verandah. The slate-clad roof has courses of hexagonal tiles halfway up the pitch, ridges and valleys capped in iron, and chimneys with stacks of exposed red face brick and heavily sculpted cornices. The eaves are boxed, with bracketed pairs on a stucco rendered frieze and moulded swags between each pair of brackets. The return verandah has a convex roof of galvanized steel, separate from the main roof, and a verandah frieze (currently obscured by foliage) with posts of chamfered timber. The verandah appears to be paved with tessellated tiles, with bluestone edging. The main walls are of exposed red face brick, with rendered quoin patterning at each corner, a rendered (or painted) mid-wall course line, and a deeper moulded upper course line. The canted bays have three segmentally-arched windows with miniature (single-course) quoin patterns around each window. The moulded upper course line of the external walls runs across each bay and forms a springing point for the upper window arches, which are stilted. The bays

are then topped with castellated parapets, behind which the gabled ends of each wing are set on flat red brick faces. The timber-framed windows under the verandah are tall and deeply set, with bluestone sills. The door under the verandah has Queen Anne-style leadlighting and bottle-glass panes (it may be a reproduction). Architectural drawings indicate that a weatherboard corbelled bay was added to the rear of the dwelling, possibly in the 1920s; it is not visible from the principal streetscape. Various other rear additions and alterations were made to the house from the 1960s through to the 1980s, and included a family room, carport, large garage, swimming pool and retaining walls.³ The garden is heavily grown. The driveway is asphalted with brick kerbing.

Historical Context

Wexham was one of three houses built on the east side of Kooyongkoot Road in the late 1890s, on land which may have been excised from the original holding of *Kooyong*, today 21 Kooyongkoot Road. Land in this area of Hawthorn, including on Kooyongkoot Road heading south to Gardiner's Creek, was also owned in the late nineteenth century by Hugh Peck.⁴ Proximity to both Riverdale and Glenferrie Roads was a key attractor for the area.

Comparative Analysis

Formally, *Wexham* is similar in composition and details to 5 Riversdale Road, Hawthorn, built at virtually the same time in 1898 (also graded C* and recommended in this Review for a site-specific Heritage Overlay); and several Barkers Road houses in Kew, particularly no 387, also constructed in 1898, but with major recent alterations (this property was originally B-graded, but recommended to be downgraded to a C). No 5 Riversdale Road differs primarily in its pent window heads, while 387 Barkers Road has stilted round arched window-heads. The material in all three is red face brick; the verandah is the return type; the projecting wings have flat gable fronts over canted bays (balustraded, not castellated), and the moulded upper course line is very similar, running across the bays and around the verandah return. The window arches are similarly stilted: pent rather than arched, and the corners are all marked with stucco quoin patterns. The roof is similarly slated with iron ridge-capping, and the chimneys are virtually identical. Builder John Kaiser has been suggested as responsible for 5 Riversdale Road (and four of its surviving neighbours)⁵; 387 Barkers Road and its neighbours have also been attributed to Kaiser.⁶ It is therefore possible that Kaiser could be *Wexham's* builder and designer.⁷ In general, *Wexham* is of a transitional Federation-Italianate type, fairly common in sections of Boroondara (primarily in the Victoria Road/Broadway area of Camberwell, with most dating from around 1898-1901, and in the Barkers Road district of Kew), but less so in Hawthorn. These hybrid designs combined Federation materials and direct expression - diagonally oriented plans and approach paths, exposed face brick, white or cream-painted trim, with other recognizably Italianate characteristics such as return verandahs, canted bays, cast iron lace, and verandah roofs as separate rather than integral with the main roof. It is possible that this fusion of styles persisted into the principal Federation period due to owner's continuing desire for components of the Italianate in their houses. The mode was clearly still popular with builders, who were familiar and comfortable with its details.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Wexham, 9 Kooyongkoot Road, Hawthorn, is a generally intact and well executed example of a fusion of Federation materials and planning with elements of the Italianate, to form a Federation-Italianate hybrid. These hybrid designs, which were less common in Hawthorn than elsewhere in Boroondara, persisted into the principal Federation period, probably due to owners' preferences for Italianate components, and the ongoing popularity of the mode with builders.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Wexham, 9 Kooyongkoot Road, Hawthorn, is distinguished by its fusion of Federation and Italianate elements, including the return verandah and canted bays, use of quoining including quoin patterning to the windows of the bays, deep moulded upper course line, and castellated parapets to the bays.

The additions and alterations are predominantly to the rear of the house and do not impact on an appreciation or understanding of its overall original form.

Statement of Significance

Wexham, 9 Kooyongkoot Road, Hawthorn, is of local historical and architectural significance. It is a predominantly intact and well executed example of a Federation-Italianate hybrid, which were popular around the turn of the nineteenth century in the Boroondara area, but less so in Hawthorn. The design also reflects the persistent preference for Italianate elements, well into the principal Federation period. The building is distinguished by its return verandah and canted bays, use of quoining including quoin patterning to the windows of the bays, deep moulded upper course line, and castellated parapets to the bays. The additions and alterations are predominantly to the rear and do not impact on an appreciation or understanding of the house's overall original form.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1898-99, #3280, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Details sourced from City of Hawthorn Building Index, Permit #3531, dated 12 September 1960 (additions and alterations); #3877 and #4429, dated 8 May 1961 and 19 June 1962 (carport); #9839, dated 24 November 1971 (additions and alterations to house and carport); #16984 and #17214, dated 15 July 1981 and 22 September 1981 (alterations); #3398 (1743), dated 3 October 1985 (swimming pool); and #3453 (1766), dated 21 October 1985 (garage and retaining walls).

⁴ Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁶ Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988.

⁷ See also G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

Name	<i>Glenagh, Brockley</i>	Reference No	
Address	11 Kooyongkoot Road, Hawthorn	Survey Date	27 April 2006
Building Type	Residence	Grading	C*
Date	1898-99	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Glenagh is one of three houses built on the east side of Kooyong Koot Road, as it was then known, on land thought to have been excised from the original holding of *Kooyong*, today 21 Kooyongkoot Road. Named *Arringa*, *Wexham* and *Glenagh*, today these houses are numbered 7-11 Kooyongkoot Road.¹ All three houses are also believed to have been built at the same time. *Glenagh* was first owned by merchant William T Hogan, and was described as a brick house of nine rooms, rated with a net annual value (nav) of £65, in rate records of the 1898-99 rate cycle. Hogan resided at *Glenagh* for several years, before selling the property to Sidney Rowe, who renamed the property *Brockley*. Rowe lived at the property until some time around the end of the First World War, at which time it was purchased by Arthur Oliphant. At this time the property was described as a brick house of nine rooms, valued at £92.² The Oliphant family resided at the address until the end of the 1950s, with Miss J F Oliphant still listed as the occupant in the 1960 edition of the *Sands & McDougall Directory of Victoria*. However, this would appear to be misleading – building records compiled by the City of Hawthorn indicated a permit to undertake alterations to the property was applied for by an R J Meldrum, in January 1960.³ R J Meldrum owned and occupied the property until at least 1974.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Glenagh, 11 Kooyongkoot Road, Hawthorn, is a single-storey (overpainted) stucco masonry building, with a slate-clad roof, return verandah, and projecting canted bays (as flanking wings to the verandah) on the west and north elevations. The roof has ridges and valleys capped in iron, and stucco chimneys with cornices; the frieze below the eaves has paired brackets with swags between. The external walls have a deeply moulded course which extends across each canted bay and forms a springing point for the three segmentally-arched windows in each bay. The canted bays are integral with the wings' gable-fronts, with the bay roofline formed of three steeply pitched gables over each window, and braced with cross-ties and anchored finials. The return verandah has twin posts of

chamfered timber, is tiled and edged with bluestone, and has a straight-pitched skillion roof in galvanized steel which is separate from the main roof; the verandah iron lace decoration is unusual. The windows to the verandah are tall, timber-framed and deeply set, with overpainted stone sills. Two doors access the verandah, and have steel and wire screen doors. Unspecified alterations were made in 1960-61, with a carport added and later a pool in 1986; more major rear additions are noted in Council records of 1990;⁵ the latter (if undertaken) are not generally visible from the street. The property has a high brick fence to Kooyongkoot Road, and a driveway on the north side.

Historical Context

Glenagh was one of three houses built on the east side of Kooyongkoot Road in the late 1890s, on land which may have been excised from the original holding of *Kooyong*, today 21 Kooyongkoot Road. Graeme Butler also suggests the land may have formed part of the holding of a Thomas Derham, resident of Riversdale Road.⁶ Proximity to both Riversdale and Glenferrie Roads was a key attractor for the area.

Comparative Analysis

Glenagh, 11 Kooyongkoot Road, Hawthorn, appears closely related to No 9 next door; Graeme Butler also notes that the floor plans of the buildings are almost identical.⁷ The slate-clad roof is basically similar, as is the plan, return verandah, the placement of the flanking wings and the design of details such as swags between paired brackets on the frieze below the eaves. The main wall course line is almost identical to that on No 9, and the stilted window arches are similarly given a near-identical treatment. More broadly, other comparisons relate to similar houses in Boroondara. There are several in Hawthorn, at 5-13 Riversdale Road and the closely related 254 and 256 Barkers Road. Two of these (nos 5 Riversdale and 254 Barkers Roads) are also graded C*, which compares favourably with the grading for the subject property. These houses have been attributed to builders John Kaiser or Henry Hutchinson, or other builders active in Boroondara around 1900. Certainly a favourite Kaiser-Hutchinson motif is in evidence - the three-peaked gable over a canted bay. This motif was also employed by the Hawthorn-based architect John Beswicke, author of Hawthorn Town Hall (1887-8) and of many shop terraces in the Auburn-Glenferrie region.⁸

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Glenagh, 11 Kooyongkoot Road, Hawthorn, is a generally intact (to its principal original building component), albeit overpainted, and well executed example of an asymmetrical house type with return verandah, which was popular in the Boroondara area at the turn of the nineteenth century. A number of local builders were expert in the style.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Glenagh, 11 Kooyongkoot Road, Hawthorn, is one of a pair of closely related dwellings in the street, which is distinguished by its return verandah and projecting elements, including medieval motifs such as steeply pitched multiple gables used in the canted bays. The additions and alterations do not impact on a general appreciation of the original building form.

Statement of Significance

Glenagh, 11 Kooyongkoot Road, Hawthorn, is of historical and architectural significance at a local level. It is a well executed and generally intact (to its principal original building component), albeit overpainted, example of an asymmetrical house type with return verandah. This style of dwelling was popular in the Boroondara area at the turn of the nineteenth century, and a number of local builders were expert in the genre. The dwelling is distinguished by its return verandah and projecting elements, including the medieval motifs of steeply pitched multiple gables to the canted bays. The additions and alterations do not impact on a general appreciation of the original building form.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1922-23, #4509, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ City of Hawthorn Building Index, Permit #3103, dated 18 January 1960.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1974.

⁵ City of Hawthorn Building Index, Permit #3103, dated 18 January 1960; #3999, dated 4 April 1961 (unspecified alterations); #3593 (1870), dated 20 November 1985 (pool); alterations and additions, dated 5 April 1990.

⁶ See G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000. This would appear to conflict with information provided in the draft citation for the neighboring property, 9 Kooyongkoot Road.

⁷ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁸ Graeme Butler, *Hawthorn Keynote Places*, p. 108. Hutchinson's work, paralleling Kaiser's, is discussed in Butler's *Camberwell Conservation Study 1991*, v. 4, p. 253 esp., where he argues the link with Beswicke.

Name	House	Reference No	
Address	16 Kooyongkoot Road, Hawthorn	Survey Date	27 April 2006
Building Type	Residence	Grading	C*
Date	1884-85	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The house at 16 Kooyongkoot Road, Hawthorn, was one of several residences constructed on the west side of the street for estate agent Ernest O Hill, during the boom years of the 1880s. Other houses included nos 2, 4 and 12 Kooyongkoot Road.¹ Built in 1886, the house was sold to and subsequently occupied by Mrs Georgina Lyster from c. 1888.² Records from the 1896-97 rate cycle indicated that the house was still owned and occupied by Mrs Lyster, was built of brick and consisted of seven rooms, with a net annual value (nav) rating of £60.³ On Mrs Lyster's death in c. 1901, the property was transferred to Thomas and Emily Wood, who remained in residence until c. 1915. It was subsequently occupied by Alex Mollison, c. 1920 and then owned and occupied by John Parnell from c. 1925. By the late 1930s, the house had been acquired by Frederick Cox, who lived there until the middle 1950s. John James Cumming was recorded as the owner and occupant from c. 1956 until at least 1974.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

No 16 Kooyongkoot Road, Hawthorn, is a single-storey, stuccoed masonry building, with a symmetrical principal façade and a verandah between two canted bays. The 1880s building appears to have had a Federation-type makeover, possibly around the turn of the nineteenth century. The principal entrance is located in a square 'tower' portico on the north side; the portico has an arched opening on the east side and a heavily sculpted cornice, balustraded parapet, and urns to each of its four corners. The main roof is slate-clad, with scalloped terracotta ridge-capping and stucco-clad chimneys also with heavily sculpted cornices; the eaves are boxed, on regularly spaced brackets interspersed with raised rectangular panels. The gables are straight-fronted and half-timbered over roughcast stucco, and project over each canted bay on inverted ogee timber brackets. The bargeboards to the gables are scroll-ended and have timber finials. A single course line runs under the gables to both bays, continues across the main façade above the verandah, and along the side

elevations. The verandah is separate from the main roof structure, has a galvanized steel skillion roof supported on a central cast-iron column, with a cast iron lacework frieze and two cast iron brackets at either end. The verandah floor has a bluestone edge, and appears to be tiled. The three windows to each bay are slender and deep-set, timber-framed double-hung sashes, with sills (possibly overpainted bluestone), and plain window heads with central keystones. The two windows under the verandah are also tall, deep-set, timber-framed double-hung sashes with similar sills. The base to the exterior walls projects outward by about 3 cm, and may be either a smooth-cut bluestone (not common) or a stucco-clad brick courses. The garden is formally laid out, with a pitched stone driveway on the north side; the front fence is of iron pickets, with cast iron columns, on a bluestone plinth. A number of additions and alterations (in the 1960s and early 1980s) include a non-original square plan bay to the south elevation (ensuite bathroom), plus additions to the rear incorporating a south wing setback from the non-original south bay. Council records also indicate the front fence dates from 1991.⁵

Historical Context

No 16 Kooyongkoot Road, Hawthorn, was one of the first houses constructed on the west side of Kooyongkoot Road, when built in 1884-5. Its owner, Ernest O Hill, reputedly acquired a large block of five acres in the early 1880s in the Kooyongkoot Road area, and in the following few years constructed several houses, including the subject dwelling. This area of Hawthorn was proving very attractive in the latter decades of the nineteenth century due to its proximity to both Riversdale and Glenferrie Roads.

Comparative Analysis

No 16 Kooyongkoot Road, Hawthorn, is an interesting mixture of later Victorian Italianate details combined with Federation elements. This is seen in the decorative terracotta ridge capping, the half-timbered and roughcast stucco gables, and the extended course line. The initial construction date of the mid-1880s suggests that an alteration was made in the Federation period, as occurred at, for example, 184 Power Street, Hawthorn (B-graded). Verandahs *in antis* (extending between two front bays) are not especially common in Boroondara, at least as major frontal elements in near-symmetrical compositions such as occurs with this property. The particularly slender and vertical window proportions in the canted bays are also unusual.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 16 Kooyongkoot Road, Hawthorn, is a substantial later Victorian villa, constructed during the 1880s boom when dwellings of this scale and proportion were popular in the Boroondara area. Unusually, however, it also combines some Federation components, indicating an alteration in the Federation period. These alterations have occurred in other houses in Boroondara, but are quite striking in this instance. The house also has a generous front garden setback, which enhances its presentation and affords views of the principal elevation and side entrance.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

No 16 Kooyongkoot Road, Hawthorn, combines later Victorian Italianate details with Federation elements in an unusual mix, and is distinguished by the verandah *in antis* which extends between the two front canted bays, the slender window proportions to the canted bays, and the off centre entrance located in the north side portico.

Statement of Significance

No 16 Kooyongkoot Road, Hawthorn, is of local historical and architectural significance. It is a substantial later Victorian villa constructed during the 1880s boom in Hawthorn which, unusually, combines later Victorian Italianate details with Federation elements in a striking manner. The dwelling is distinguished by the verandah *in antis* between the two front canted bays, the slender window proportions to the canted bays, and the off centre entrance located in the north side portico. The

generous front garden setback also enhances the presentation of the property and affords it some visual prominence in the streetscape.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Gwen McWilliam, *Grocer's Hill, Area Walk IX*, Hawthorn Historical Society, 1990, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

² Borough of Hawthorn Rate Books, 1885-86, #2659, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

³ City of Hawthorn Rate Books, 1896-97, #3243, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1974; City of Hawthorn Building Index records.

⁵ City of Hawthorn Building Index, Permit #4529 (1410, 2677) dated 23 August 1962 (additions); #15936 dated 26 June 1980 (additions/alterations to dwelling); #16496 dated 28 January 1981 (additions); #7734 dated 21 May 1991 (front fence).

Name	Lennox Court, Park Court	Reference No	
Address	11 Lennox Street Hawthorn	Survey Date	08 May 2006
Building Type	Flats	Grading	C*
Date	1939-40	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Lennox Court or *Park Court Flats* replaced an earlier residence, thought to have been demolished some time in the late 1930s. The site was recorded as vacant in the *Sands & McDougall Directory of Victoria* for 1938 and 1939.¹ The block of eight flats, each of four rooms, was valued in the 1941-42 rate cycle at £65 and £70, and was owned by three non-resident owners, of Caulfield (indicating the flats were let to tenants). Typically they were let, at least at first, to professional people, including a police sergeant, clerk and a commercial traveler, among others.² The ownership of the flats had changed by the late 1940s.³ More recently, Council records indicate that the property was strata titled and formally subdivided in 1995, providing one flat and one garage per title.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Lennox Court, at 11 Lennox Street, Hawthorn, comprises a double-storey interwar complex of eight flats which are symmetrically planned on a U-shaped footprint. The hipped terracotta roof is finished with timber battened eaves and simple rendered brick chimneys with brick caps. The stepped façade is arranged around a central court from which a split flight of concrete stairs with wrought iron balustrade provides access to the first floor dwellings. The façade and side walls are similarly finished and detailed with a painted rendered finish relieved by a plinth and banding of bichrome brickwork, detail which is repeated in the window sills, heads and stiles. Fenestration is arranged symmetrically between the sides of the building and regularly between the floors, and contains grouped timber-framed double-hung sashes with original multi-paned top sashes. The windows are generally arranged around the corners and ground floor windows have concrete hoods. The entrance to each flat is obscured by a non-original aluminum screen door. Intact details include wrought iron coach lamps and lettering 'LENNOX COURT', and the front fence which comprises a low brick wall, rendered with face brick capping and curved entrance to the middle of the site (central courtyard and external stairs). Eight original garages are located along the rear boundary of the site, although it appears

that some garage doors may have been replaced. Vehicle access to the garages is provided by crossovers and driveways on the east and west property boundaries. With the exception of minor alterations such as the introduction of services, the property appears to be otherwise externally intact to its date of construction.

Historical Context

This area of Hawthorn was first subdivided and sold approximately 80 years before the subject flat block was constructed in 1939-40. Land was originally granted to both the Catholic and Wesleyan churches at the east end of the street, when the area was part of the new Hawthorn Village.⁵ The residential desirability of the area was enhanced by the close proximity to the Hawthorn railway station.

Comparative Analysis

Flat buildings throughout the Boroondara municipality take a variety of forms. *Sheringham Flats*, 208 Cotham Road, Kew (graded B) adopt bungalow styling; the two groups of flats at 221-229 and 340 Cotham Road, Kew (graded B) are Old English in character; and the duplex at 11 Wellington Street, Kew (graded B) has similar form and character to the subject property, albeit with more distinctive Moderne detailing. While there are also a number of similar apartment groups in the municipality, including in the Pleasant Road district near Camberwell Junction, and a fine ungraded group at the summit of Coppin Grove, *Lennox Court* compares well with these latter properties with its bold detailing and pleasing symmetrical plan, and its very high level of physical integrity and intactness which extends to fences and landscape.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Lennox Court, 11 Lennox Street, Hawthorn, is a substantially intact interwar double-storey complex of eight flats. It demonstrates an aspect of interwar residential development in the Boroondara area, when multi-unit flat blocks were built, in many instances, for professional tenants. The complex is also enhanced by its prominent streetscape presence, and the considerable visibility afforded to the intact building facades and symmetrical layout.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Lennox Court, 11 Lennox Street, Hawthorn, is distinguished by its bold detailing, symmetrical plan, and comparatively high level of physical integrity and intactness which extends to fences and landscape.

Statement of Significance

Lennox Court, 11 Lennox Street, Hawthorn, is of historical and architectural significance at a local level. It is a substantially intact interwar double-storey complex of eight flats, which demonstrates an aspect of interwar residential development in the Boroondara area, specifically the provision of multi-unit residential accommodation for, in many instances, professional tenants. The complex is distinguished by its bold detailing, symmetrical plan, and comparatively high level of physical integrity and intactness, which extends to fences and landscape. It is also enhanced by its prominent streetscape presence, and the views available of the intact building facades and symmetrical layout.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ *Sands & McDougall Directory of Victoria*, various years 1935-1940.

² City of Hawthorn Rate Books, 1941-42, #569-576, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ City of Hawthorn Rate Books, 1947-48, #576-583, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000; City of Hawthorn Valuers' cards, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Subdivision plan, #PS336804J, dated 24 February 1995, sourced from City of Boroondara Building File #40/408/011364, Part 1.

⁵ Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

Name	House	Reference No	
Address	19 Lisson Grove, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	1912	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Refer also to recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

No 19 Lisson Grove, Hawthorn, formerly 11 Lisson Grove¹, was built in 1912 for Mrs Eliza Ann Elliott and designed by noted architect Christopher Cowper.² Mrs Elliott owned an earlier house on the same allotment in Lisson Grove and had lived there with her husband since c. 1897.³ When the new house was constructed, earlier outbuildings, stables and a trellis garden structure were all retained.⁴

Mrs. Elliott remained at Lisson Grove until the late 1940s after which date the residence was occupied by Mr & Mrs. Leslie Ashton until the mid 1960s. Listings in the *Sands & McDougall Directory of Victoria* from the late 1960s listed two people residing at this address, possibly suggesting the property may have been divided into two separate tenancies⁵. This is further supported by drainage works carried out between 1957 and 1959.⁶

Known alterations have included the construction of a new brick fence, date unknown, and a carport, since replaced, in 1959. In 1992, additions and alterations were constructed at the rear of the residence.⁷

(Lovell Chen, 2006)

Description & Integrity

The house at 19 Lisson Grove, Hawthorn, is a double-fronted attic storey late Federation-era bungalow with some Queen Anne overtones. The symmetrical composition comprises a single-ridged, longitudinal gable slate roof appearing as a broad half-timbered Dutch gable with flared roof plane below and the main entrance inset beneath. The roofscape retains four chimneys of exposed red face brickwork relieved by roughcast rendered bands. The entrance is marked by a gabled porch projecting from the centre of the façade, supported by a scribed beam and paired Tuscan columns on brick piers; the porch gable repeats the half-timbered detail of the main gable and the floor is finished with mosaic tiles. The façade and sides display tuck-pointed red face brickwork and the central entrance contains a pair of half-glazed timber doors with leadlight glazing in circular motifs with

glazed fanlights. Flanking the porch are two bow windows, each containing a group of timber-framed casement sashes with leaded glazing and half-timbered panel above.

While it is noted that rear additions have been constructed, these do not impact on the views of the house from the street.

The timber paling front fence and gates and landscape are non-original.

Historical Context

One of Hawthorn's most desirable addresses, subdivision and the gazetting of the eastern end of Lisson Grove first occurred after 1873, with the western end subdivided a decade later. Today the street is generally characterised by large Victorian-era two-storeyed residences set on medium-sized allotments, with some later Federation-era houses, the result of a subsequent subdivision sited just east of the bend in the street.

Comparative Analysis

Like many houses constructed throughout the municipality at the time, 19 Lisson Grove, Hawthorn is a transitional design which combined elements of the Federation villa, such as red brick walls, timbered gabled slate roof and grouped casement sashes, with new bungalow elements, including a boldness of form, a very wide singular gable and projecting porch. The design is somewhat atypical in the use of transitional style with the application of a symmetrical composition. It is also more typical for a house of such nature to be found in Hawthorn East, Glen Iris and Kew, where the housing stock is more variable, than in this more typically Victorian section of Hawthorn.

Considering the house in the context of the work of the architect Christopher Cowper, there are a number of examples of Cowper's work surviving in the municipality, particularly in Kew and the nearby Grace Park Estate in Hawthorn. Many of these have been graded A or B in the relevant municipal heritage studies. In characteristic Cowper style, 19 Lisson Grove features projecting bays flanking a central recessed porch defined by supporting paired Tuscan columns and scribed verandah beams. The broad single-ridged roofline, however, is less common, as is the symmetrical composition. In this regard, the house could be broadly compared with 17 Selbourne Road, Kew (1914, architect unknown, graded A) which also displays symmetrical massing. No 19 Lisson Grove also broadly compares with another Cowper design, No 8 Denmark Street, Kew (also 1912, B-graded), though this differs in the use of a hipped roof and gabled bays.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

The house at 19 Lisson Grove, Hawthorn, is a good and relatively externally intact example of an attic storey Federation-era bungalow which demonstrates the transitional period from villa to bungalow architecture.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

The house at 19 Lisson Grove, Hawthorn, is atypical for its period in its combination of bold symmetrical massing with a single-ridged gabled roof, as opposed to the more typical asymmetrical massing of the Queen Anne style.

The association of this house with its designer, the well-known and prolific residential architect, Christopher Cowper is of interest. The house is considered to be a good example of Cowper's work, which is well-represented elsewhere in the City of Boroondara.

Statement of Significance

The house at 19 Lisson Grove, Hawthorn, is of local historical and architectural significance as a good and relatively externally intact example of an attic storey Federation-era bungalow which demonstrates the transitional period from villa to bungalow architecture. The house is atypical in its

combination of bold symmetrical massing with a single-ridged gabled roof, as opposed to the more typical asymmetrical massing of the Queen Anne style.

The association of this house with its designer, the well-known and prolific residential architect, Christopher Cowper is of interest. The house is considered to be a good example of Cowper's work, which is well-represented elsewhere in the City of Boroondara.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: None applicable.

Specific:

¹ Property numbers in Lisson Grove changed in c. 1914.

² On the property service plan #42673, dated 20 March 1912, Mrs Elliott's address was given as 35 Grove Road Hawthorn.

³ As indicated by an earlier property service plan, also #42673, but dated 22 August 1904. Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1895 and 1915.

⁴ Melbourne & Metropolitan Board of Works property service plans no. 42673, dated 25 March 1912 and 22 August 1904.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁶ Melbourne & Metropolitan Board of Works property service plan no.42673, dated 4 March 1957 and inspected 17 March 1959, notes that a single metered water service will be satisfactory for the two flats.

⁷ City of Hawthorn Building Card Index, drawings accompanying permit #219/82, #419/92, dated 27 May and 8 October 1992 respectively.

Name	<i>Prospect House</i>	Reference No	
Address	75 Lisson Grove, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	c. 1876	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Refer also to recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Prospect House was built in c. 1876 for John Trood. Previously numbered 55 Lisson Grove, Trood resided at this address until the late 1890s. In c. 1885, Trood had constructed four additional residences on land to the west of the right-of-way adjacent to his home. These single-storeyed residences were originally numbered 47-53 Lisson Grove (now 65-71), and were apparently constructed for investment purposes.¹ In 1900, Mrs Ada Trood was listed for the first time in the *Sands & McDougall Directory of Victoria* as the occupant of 47 Lisson Grove, the first of the four investment houses. This may indicate that she was by then a widow and had moved to a smaller residence. That same year *Prospect House* was listed as vacant. Subsequently, it was occupied by Robert and James Craig (ca. 1903-1908), Mrs Lucy Coppin, daughter of the theatrical entrepreneur and prominent Hawthorn resident, George Coppin (ca. 1910) and Garrett Dwyer (ca. 1914-22). The house was then occupied by a Mrs Hulme, until, just before the Second World War, it was acquired by the Marist Brothers, for the purposes of establishing a secondary school.² Various additions and alterations were made to the property from this date, but its large land holding has seemingly remained intact. Today it is believed that the house is again occupied as a residence.

(Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

Prospect House at 75 Lisson Grove, Hawthorn, is a very substantial, double-fronted, double-storey Italianate villa of brick construction on an essentially symmetrical plan, and set in a generous landholding. The hipped roof is finished with slate and it would appear that some of the chimneys have probably been removed; those remaining towards the rear of the house are probably not original and are constructed of overpainted brick. The façade displays tuckpointed bichrome brickwork, with window and door openings highlighted by the lighter brick work (including segmental arches), whereas the side walls are finished with overpainted render. A double-height verandah with corrugated galvanized steel skillion roof features fluted timber posts, non-original cast iron balustrade, frieze and

brackets, and the floor has been refinished with new tessellated tiles. The central entrance contains a panelled timber door with arched fanlight and stained glass surrounds. It is flanked on the west side by a canted bay and all window openings contain conventional timber-framed double-hung sashes. In the east side elevation, relating to the front room, there is a small timber-framed canted bay window.

The property has been extensively renovated, including additions assumed to have been made during the Marist Brothers period of ownership.³ A number of alterations and works were also made during the 1980s, including demolition of outbuildings, construction of a cabana, works to the verandah (including replacement of the verandah materials), construction of a detached garage in the front garden, and introduction of a swimming pool.⁴ More recent alterations include the mini-orb steel and timber fence and gates.

Historical Context

Lisson Grove is considered to be one of Hawthorn's most desirable addresses, with the subdivision and gazetting of allotments in the area dating back to 1873 at the eastern end of the street, and the western end being subdivided a decade later. Today the street is characterised by large Victorian-era two-storeyed residences set on medium-sized allotments, with some later Federation-era houses, the result of a subsequent subdivision sited just east of the bend in the street.

Comparative Analysis

Prospect House, 75 Lisson Grove, Hawthorn, is one of a number of large houses in this area of Hawthorn. Its use of bichrome brickwork was in the manner of Joseph Reed's *Ripponlea*, about eight years after Reed's design was completed to its first stage. In Victoria, the broad form, basically a symmetrical two-storey front with double-height verandah, dates back to the 1850s at least, and even in Lisson Grove it parallels No 35 Lisson Grove to the west, finished in overpainted stucco and with a very similar double-height verandah. The generally symmetrical, full-size-but-single-fronted form continued as a popular configuration around Melbourne suburbs for some years after the completion of the subject house. For example 75 Lisson Grove resembles several later Hawthorn houses such as the single-storey, symmetrically fronted group in Morang Road near Burwood Road, two large two-storeyed houses in Lyndhurst Crescent, and 73 and 75 Wattle Road, Hawthorn (both 1898). It differs from the more usual two-storeyed pattern in having its canted bay restricted to a single unit on one side under the verandah, although the segmental arches were usual in Italianate design in this period. It therefore compares and contrasts simultaneously with several Italianate designs nearby, such as 52 and 54 Lisson Grove. Houses of this type, however, were usually more contained and four-square in their general massing than 75 Lisson Grove, which has additions to the rear linked to the front by rendered side walls but set apart by a deep roof valley and differing chimneys.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Prospect House, 75 Lisson Grove, Hawthorn, is a very substantial, double-fronted, double-storey Italianate villa of brick construction on an essentially symmetrical plan, and set in a generous landholding. It is one of a group of similar large houses built on generous sites in Hawthorn in the latter decades of the nineteenth century, although it differs from the more usual two-storeyed pattern in having its canted bay restricted to a single unit on one side under the verandah. The alterations to the building, including additions to the rear, do not detract in a significant way from the presentation of the building or an appreciation of its principal original building component.

Statement of Significance

Prospect House, 75 Lisson Grove, Hawthorn, is of local historical and architectural significance. It is a very substantial, double-fronted, double-storey Italianate villa of brick construction on an essentially symmetrical plan. It is one of a group of similar large houses built on generous sites in Hawthorn in the latter decades of the nineteenth century, although it differs from the more usual two-storeyed pattern in having its canted bay restricted to a single unit on one side under the verandah. It also retains, somewhat unusually, a still generous garden setting. The original component of the building is comparatively intact externally.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ 75 Lisson Grove, place identification form, Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1875 and 1940.

³ The footprint of the house, particularly towards the rear, has been altered since it was recorded on Melbourne & Metropolitan Board of Works plan #56, scale 1":160', dated 1901, and Metropolitan Board of Works Detail Plan #1484, scale 1":40', dated 1903. This is evidenced in aerial photographs of the area prepared in 2004 for the City of Boroondara.

⁴ City of Hawthorn Building Index, Permit #3906 (2413) dated 21 May 1986; Permit# 5851 (4753) dated 28 September 1988; Permit # 6008 (5116) dated 22 November 1988; Permit #6129 (5350) dated 28 December 1988; Permit #6169 dated 24 January 1989.

Name	<i>Hallbower</i>	Reference No	
Address	83 Lisson Grove, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	c. 1892	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Refer also to recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

Hallbower is believed to have been constructed in c. 1892. A comparison of the 1901 MMBW survey plan with a current plan indicates that the house retains its original allotment - a shallow block with a wide frontage to Lisson Grove.¹ Originally numbered 61 Lisson Grove, the property was first listed in the *Sands & McDougall Melbourne Directory* in 1893, with the occupant given as Mrs Margaret McLean. The house appeared to have been used as a private residence for only twenty years, with occupants during this time including Charles McLeod (c. 1894-99); James Buttle (c. 1901-03) Charles Merritt (c. 1906) and Samuel Willis (c. 1908-12). During 1900 and 1903 the property was listed as vacant, suggesting the house may have been chiefly let to tenants.² In 1913 the property was listed in the *Sands & McDougall Directory of Victoria* as a nurses home, conducted by the Misses Corrie. The following year it was listed as a private hospital run by Miss Edith Barry. From this date until c. 1958, the property served an institutional use, and for many years was known as the *Wynstay Private Hospital*, conducted by Miss Barry. From 1959 until 1961, a Miss R A Barry was listed as the occupant of the property, but without a listing for the private hospital, suggesting this use may have been discontinued after this date. Subsequent listings indicate the property may have been vacant for a period of time (during 1962 and 1963) before it reverted to a private residence from c. 1964, occupied by B J Joseph.³

(Lovell Chen, 2006)

Description & Integrity

Hallbower, at 83 Lisson Grove, Hawthorn, is a double-fronted double-storey Victorian villa of brick construction on an asymmetrical plan with Italianate styling. It has a hipped slate roof with bracketed eaves and rendered chimneys with moulded caps. The principal (south) façade displays an overpainted rendered finish with overpainted brickwork elsewhere and features a double-height canted bay to the western side. The façade and east side elevation are screened by a double-height return verandah which features a dentilled cornice, cast iron Corinthian columns, balustrade, frieze and brackets which extend in a canted form around the bay window; it is unclear if the verandah floor

retains an original finish. The centrally-placed arched entrance contains a panelled timber door with a fanlight and sidelights, and moulded archivolts surrounds which merge with a moulded frieze extending across the ground floor façade. The ground floor window openings continue the arched head and moulded archivolt treatment, whereas the first floor windows have conventional straight heads. All windows contain timber-framed double-hung sashes.

With the exception of the front fence (a painted rendered brick wall) and an altered window opening at first floor level in the west side elevation, the house appears to be substantially externally intact. While the house is very close to the neighbouring boundaries, suggesting previous subdivision, and as indicated above, an MMBW plan prepared in 1901 indicates that the house has always occupied a small allotment, relative to the size of the building.⁴

Historical Context

The subject property is located in one of Hawthorn's most desirable areas. The subdivision and gazetting of the eastern end of Lisson Grove first occurred after 1873; the western end was subdivided a decade later. Today the street is characterised by large two-storeyed Victorian residences set on medium-sized allotments, with some later Federation-era houses, the result of a subsequent subdivision sited just east of the bend in the street.

Comparative Analysis

In its overall scale, composition, Italianate styling and detail, *Hallbower* can be compared with a number of similar examples nearby in Hawthorn and elsewhere in Boroondara. Though overpainted and lacking a prominent siting when seen from the street, it is similar to *Church Hill* at 6 Hepburn Street, Hawthorn (B-graded), which is enhanced by unpainted render and a commanding corner position. Similarly, it can be compared with the Italianate villas at nos 1, 12 and 14 Goodall Street, Hawthorn (all B-graded), which adopt a similar form, scale and styling with two-storey return verandahs with decorative cast iron, projecting canted bays and slate hipped roofs, although No 1 displays bichrome face brickwork. It is also similar to 149 Victoria Road, Hawthorn (B-graded), 110 Riversdale Road, Hawthorn (q.v. graded C*2), 6 Gellibrand Street, Kew (graded B) and 12 Sackville Street, Kew (albeit polychrome brick and graded A). *Hallbower* is a variant of the house located opposite at 58 Lisson Grove (B-graded) and 892 Glenferrie Road, Kew (B-graded).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Hallbower, 83 Lisson Grove, Hawthorn, is a generally externally intact example of a substantial two-storey Italianate villa, large numbers of which were constructed throughout Hawthorn and the broader Boroondara area in the 1870s, 1880s and 1890s. While the house is partly obscured from the street by a fence, the handsome principal façade, and both the south and east presentation of the building (with return verandah) has some considerable prominence not least of all due to the comparatively shallow front setback for a dwelling of this size. The extent of the original garden setting is also clearly evident in the streetscape; the east side setting also allows for views of the east façade of the building.

Statement of Significance

Hallbower, 83 Lisson Grove, Hawthorn, is of historical and architectural significance at a local level. It is a well executed and generally externally intact example of a substantial two-storey Italianate villa, of a type which was popular in Hawthorn and the broader Boroondara area in the latter decades of the nineteenth century. The handsome façade and south and east sides of the house have some considerable streetscape presence and prominence, not least of all due to the comparatively shallow front setback of the dwelling, and the retention of the original east side garden setback.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Melbourne Metropolitan Board of Works survey plan no. 56, scale 1":160', dated 1901; Land Victoria on-line interactive map, 2006.

² Pattern of occupation derived from listings in the *Sands & McDougall Melbourne Directory*, various years between 1893 and 1914.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1915 and 1974.

⁴ Melbourne Metropolitan Board of Works survey plan no. 56, scale 1":160', dated 1901.

Name	House	Reference No	
Address	17 Mason Street, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	1926-27	Previous Grading	C*3

Extent of Overlay

To title boundaries.



Intactness Good Fair Poor

Heritage Status HV AHC NT BPS Heritage Overlay

History

In late 1923, the Creswick family's property *The Hawthorns*, was subdivided for sale.¹ The original family home remains today, albeit set within an enclave of modern units. The subject dwelling was constructed in 1926-27 on the estate subdivision, on lot 12, which was purchased by John and Eva Gilpin. City of Hawthorn rate records listed Mrs Gilpin as the owner of an unfinished brick house of eight rooms in the 1926-27 rate cycle. The property had a net annual value (nav) of £105.² The house was then substantially complete by the following year. The Gilpin family owned the subject property until the late 1950s. It was subsequently occupied by K K Kominos (ca. 1960), and then by the Gloster family from the early 1960s until at least 1974.³

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

The house at 17 Mason Street, Hawthorn (located on the north-east corner of Mason and Creswick Streets), is an interwar, single-storey, double-fronted, asymmetrical bungalow, of tuck-pointed red face brick construction. The Marseilles-pattern, terracotta-tiled gabled roofscape comprises an L-shaped form with broad cross ridge and nesting gables. The roofscape is penetrated by red brick chimneys with simple rendered caps and finished with exposed rafters and weatherboard gable ends. Walls are divided horizontally by soldier courses of tapestry brick. The façade is divided into two bays, with the main entrance contained in the east bay, screened by a deep verandah. The verandah has an essentially flat roof with ribbed steel deck roofing, supported by deep arched timber beams on buttressed clinker brick piers with red brick dwarf wall. The steps and verandah floor are tiled and the main entrance contains a pair of polished timber doors with leadlight-glazed panels and wrought iron screens. Flanking the entrance is a group of timber-framed double-hung sash windows with leaded top sashes and, further east, a pair of timber-framed French doors. The projecting west bay is further defined by a distinctive corner window in the form of a projecting bow window, which is almost circular

in plan. Fenestration along the side street (west) elevation is irregular but centres around a small projecting gabled bay.

The frontages are fenced with clinker brick walls with capped piers and wrought iron pedestrian gates, with a section of probably non-original timber paling fence towards the rear of the western boundary. With the exception of a carport at the rear, overpainting of brickwork on the eastern side elevation and works around a basement access at the south-west corner, the house appears externally intact to its date of construction.

Historical Context

The subject property was constructed on an allotment created during the 1920s subdivision of the Creswick family property, *The Hawthorns*. The Creswick name is commemorated in the street which intersects with Mason Street at its west end, in the area of the 1920s estate subdivision, and just east of the Yarra River. This area of Hawthorn had long been desirable as a residential address, given its proximity to the river and to the main access roads into the city (Barkers, Church and Bridge Roads).

Comparative Analysis

The subject house compares with a number of properties in Boroondara. For instance, it can be compared with 53 Harp Road, Kew (graded C), which also features a corner bow window, and with 9 Berkeley Street, Hawthorn (of C* grading). In comparison to the Harp Road property, however, the subject property achieves a livelier composition and boldness in line, with a rich assembly of materials. The projecting bays and side gables are also well balanced. Visually it also compares favourably with Gawler and Drummond's technically pioneering house in 96 Kilby Road, Kew East (graded A), which uses a similar corner bay interrupted by a roof strut, with a pioneering brick veneer base.⁴ It also compares strongly with 44 Currajong Ave, Camberwell (1919-20, graded B), and 46 Clyde Street, Kew East (1928-9, graded B). A number of houses in the Boroondara area in the early 1920s emulated architect Robert Haddon's corner bay Bungalow type as published in the *Real Property Annual*, 1918 (including on the cover). One example was at the corner of Burke Road and Seymour Grove, Camberwell, another is at the aforementioned 44 Currajong Avenue, while in Kew there is 37 Normanby Road (1921-2, B-graded). Rounded corner bays, often bisected by the main wall corner, were recurrent in the Bungalow type generally. In this context, the subject property could be considered a later example, although its decorative window panes are more characteristic of the later 1920s or the early 1930s.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 17 Mason Street, Hawthorn, is a prominent, well executed and substantially externally intact, example of an interwar, single-storey, double-fronted, asymmetrical bungalow. It is of tuck-pointed red face brick construction with a Marseilles-tiled gabled roofscape. The projecting west bay with its almost circular bow window is a distinctive and highly visible corner element. The property is also enhanced by the retention of the clinker brick fence with capped piers.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

No 17 Mason Street, Hawthorn, is one of a number of houses in the Boroondara area of the 1920s, which appear to have been influenced by Melbourne architect, Robert Haddon's, corner bay Bungalow type, as published in the *Real Property Annual*, 1918. It has a lively composition, a boldness of line, and utilises a rich assembly of materials.

Statement of Significance

No 17 Mason Street, Hawthorn, is of historical and architectural significance at a local level. It is a prominent, well executed and substantially externally intact, interwar, asymmetrical bungalow, of tuck-pointed red face brick construction with a Marseilles-tiled gabled roofscape. The projecting west bay has a distinct and highly visible almost circular bow window; the property is also enhanced by the retention of the clinker brick fence with capped piers. Architecturally, the house can be included in a

group of houses built in the Boroondara area in the 1920s, which appear to have been influenced by Melbourne architect, Robert Haddon's, corner bay Bungalow type, as published in the *Real Property Annual*, 1918. In this context, the property has a lively composition, a boldness of line, and utilises a rich assembly of materials.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Barkers Road, Church Street and the Yarra River, which includes Oak, Muir, Mason, Calvin and Brook Streets, and is described here as the Oak Street precinct. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Creswick Estate subdivision plan, Batten & Percy Collection, State Library of Victoria.

² City of Hawthorn Rate Books, 1926-27, #1187, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1945 and 1974.

⁴ Pru Sanderson, *City of Kew Urban Conservation Study*, Citation 53.

Name	White Lodge	Reference No	
Address	27 Mason Street, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	1926-27	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

In late 1923, the Creswick family's property, *The Hawthorns*, was subdivided for sale.¹ The original family home remains today albeit set within an enclave of modern units. The subject property was constructed in 1926-27 on lot 7, by owner builder Henry Brady.² Brady also owned the adjoining lot 6, around the corner in Calvin Street proper.³ The subject property was rated in 1926-7 as an unfinished brick house of six rooms, with a net annual value (nav) of £50.⁴ On its completion it consisted of nine rooms. Brady continued to own and occupy the property until c. 1963, after which time it was briefly occupied by G Withers (c. 1964), before becoming the residence of Reverend J A Pietsch, of St John's Lutheran Church, South Melbourne, until at least 1974.⁵ The property service plan for the property noted the owner in May 1965, was W G Cornish, a Trustee of St. John's Lutheran Church.⁶ The Evangelical Lutheran Church of Australia was still listed as the owner of the property in 1997.⁷

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

White Lodge, at 27 Mason Street, Hawthorn, is an attic storey interwar bungalow of asymmetrical planning sited on a corner allotment. The single-ridged hipped gable roof is clad with Marseilles-pattern terracotta tiles, and is relieved by a long eyelid dormer and small hipped projecting bay on the east side elevation. Simple rendered chimneys with flat-top caps penetrate the roofscape with an expressed breast and shaft. The walls are finished with overpainted render above a tuck-pointed clinker brick plinth. The narrow Mason Street (south) frontage comprises two distinctive bays beneath the main gable – to the east is a semi-circular bay window and to the west a recessed bay with curved soffit, grouped window bay and consoled window box. The Calvin Street (east) frontage contains three bays with a central main entrance containing a pair of glazed timber-framed doors with distinctive circular motif, flanked by a tripartite window bay and second pair of doors to the north. The bay is screened by a flat-roofed verandah supported by rendered stylised Doric columns. The

verandah is terminated on the south by a squared projecting bay with bow window featuring clinker brickwork to sill level. All windows contain timber-framed double-hung sashes with squared leadlight top sashes. The frontages are fenced by an original low clinker brick wall with brick piers and galvanised steel pipe railing; the pair of wrought iron strapwork pedestrian gates are believed to be original. A privet hedge and concrete path evident in photographs from the previous study have been removed, as have gates to the driveway and a section of fence. Alterations to the house include a generally sympathetic extension to the north end completed in c.1998, together with an extension of the columned verandah to return around the building at its north end, and connecting with a new carport at the north-east corner.⁸

Historical Context

The subject property was constructed on an allotment created during the 1920s subdivision of the Creswick family property, *The Hawthorns*. The Creswick name is commemorated in the street which intersects with Mason Street at its west end, in the area of the 1920s estate subdivision, just east of the Yarra River. This area of Hawthorn had long been desirable as a residential address, given its proximity to the river and to the main access roads into the city (Barkers, Church and Bridge Roads).

Comparative Analysis

While there are many bungalows from the 1910s and 1920s located throughout the surrounding streets, the house at 27 Mason Street, Hawthorn, stands out in its atypical and eclectic composition and hybrid Craftsman and vernacular revival style, as opposed to the more common Californian bungalow type. In this regard, it is similar to the nearby house at 17 Mason Street (equally graded), which was constructed at a similar time, also addresses a corner position, and has a distinctive circular bay window. Further afield, the subject building also bears resemblance to the bungalow at 21 Anderson Road, Hawthorn East (graded C2), which appears to be of a similar age and also features a circular bay set beneath the main street-facing gable. More generally, 27 Mason Street is of the transverse gable Craftsman type with a long central dormer. The style was generally marked by a single transverse gable with a single projecting dormer, usually enlarged or extended sideways. These elements were promoted in Gustav Stickley's *Craftsman* magazine in the 1900s and by Katharine Budd in the *Boston Architectural Review*. Melbourne's first and best known example was Oakden and Ballantyne's Harry Martin bungalow in Malvern of 1908-9.⁹ In Boroondara, other examples include 219 Cotham Road, Kew, 857 Glenferrie Road, Kew (graded B), 7 Marshall Avenue, Kew (graded B), and 118 Walpole Street, Kew (graded B). Camberwell has the seminal 1907 *Crohamhurst* at 17 Threadneedle Street (graded B), Marcus Barlow's 132 Whitehorse Road, 16 Alma Road (1923-4, graded C), and 931 Toorak Road, (1925, graded C).

In massing the subject dwelling resembles several notable Shingle Style houses in the United States by Peabody and Stearns and Babb, Cook and Willard, but uses clinker brick and stucco covered masonry here, a common occurrence with bungalows in Victoria. The conspicuously tiled roof, heavy proportions and broken gables also recall B J Waterhouse's *The Crossways* in Centennial Park, NSW, of 1909, and some of the free style brick houses popular in Holland during the 1920s and publicised in contemporary Dutch journals and books.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

White Lodge, 27 Mason Street, Hawthorn, is a good and relatively intact example of an interwar bungalow which displays many of the stylistic features of the type such as a single-ridge hipped gabled roof with eyelid dormer, rendered wall surfaces, and distinctive window bays. The extension to the north, while visible, is generally sympathetic. The property is enhanced by the original fence and gates.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

White Lodge, 27 Mason Street, Hawthorn, is an eclectic composition which combines a diversity of Craftsman and vernacular revival style features such as squared hipped and circular bays, clinker

brickwork, curved soffit, heavy window boxes and a flat-roofed verandah on stylised Doric columns. The bays are well integrated with the general line of the building. The transverse gable with a long central dormer is a particular Craftsman element. In massing the subject dwelling also resembles several notable Shingle Style houses in the United States, although the use of clinker brick and stucco covered masonry is a Victorian preference.

Statement of Significance

White Lodge, 27 Mason Street, Hawthorn, is of historical and architectural significance at a local level. It is a good and relatively intact example of an interwar bungalow with an eclectic composition which combines Craftsman and vernacular revival style features such as squared hipped and circular bays integrated with the general line of the building, clinker brickwork, curved soffit, heavy window boxes and a flat-roofed verandah on stylised Doric columns. The transverse gable with a long central dormer is a particular Craftsman element. In massing the subject dwelling also resembles several notable Shingle Style houses in the United States. The extension to the north, while visible, is generally sympathetic, and the property is enhanced by the original fence and gates.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Barkers Road, Church Street and the Yarra River, which includes Oak, Muir, Mason, Calvin and Brook Streets, and is described here as the Oak Street precinct. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Creswick Estate subdivision plan, Batten & Percy Collection, State Library of Victoria.

² Melbourne & Metropolitan Board of Works Property Service Plan, #156899, dated 24 September 1926, identifies the owner-builder as Henry Brady of Richmond.

³ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ City of Hawthorn Rate Books, 1926-27, #1228, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1930 and 1974.

⁶ A note transcribed on to the Property Service Plan, #156899, recorded the owner as W G Cornish, a Trustee for St. John's Lutheran Church, and dated May 1965.

⁷ Details taken from the City of Boroondara Building File #40/408/04642.

⁸ The carport is not evident on the Melbourne & Metropolitan Board of Works Property Service Plan of Drainage No. 156899, dated 24 September 1926.

⁹ See, in particular, Gustav Stickley, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, Dover, New York, 1909, 1979, esp. pp. 52-3, 66-7, 74-80, 88-93. Graeme Butler, *The Californian Bungalow in Australia*, Melbourne, Lothian, 1990, outlines the Craftsman bungalow as a sub-type. Peter Cuffley, *Australian houses of the 1920s and 1930s*, Melbourne, Five Mile, 1989, illustrates the Martin bungalow and others like it.

Name	<i>St Andrews, Edradour</i>	Reference No	
Address	37 Mayston Street, Hawthorn East	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	1893	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT **Rec** BPS Heritage Overlay

History

Mayston Street takes its name from Richard Mayston Willdridge or Willdredge, a district landowner, whose large property holding was subdivided for sale in 1898. Mayston Street's close proximity to both the developing Burke Road district and Camberwell station meant that after an initially slow development period, houses were constructed by speculators in the early years of the twentieth century, including smaller brick dwellings, to take advantage of the new demand for properties in close proximity to the railway.¹ However, the subject property, 37 Mayston Street (previously no 42), predated this period of development, and was one of only four extant houses when the Melbourne Metropolitan Board of Works prepared a survey plan of the district in 1902.² Graeme Butler has suggested that the subject property, along with the nearly identical residence at 23 Mayston Street were built by either John W Kaiser or Frederick Green, both prominent local builders, for the Willdredge family.³ Initially the subject property was retained by the Willdredge family and let to tenants. However, by 1899, it had been acquired by James Waldron, who continued to let the property. Rate records for the 1899-1900 cycle described the property as a brick house of seven rooms, with a net annual value (nav) of £42.⁴ Waldron retained the property for several years, and it became known as *St Andrews*, named by tenant George Reid (ca. 1901-3). It was subsequently renamed *Edradour* by another tenant Lawrence Sinclair (c. 1905). By 1918-19, the property had been acquired by the Stafford family, who resided at this address for several years. The property had again changed hands by the mid-1920s, owned and occupied by John Pearson. Members of the Pearson and Robertson family lived at the address until at least 1974.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Edradour, 37 Mayston Street, Hawthorn East, is a single-storey Victorian brick villa with Italianate styling and unpainted original rendered finish. The hipped roof is slate-clad with bracketed eaves and a pair of rendered chimneys with moulded caps and antefixa. The breakfronted asymmetrical principal

(south) façade comprises a projecting bay with a canted bay window at the east end, which terminates a concave corrugated galvanised steel verandah at one end; the other end terminated by a wing wall. The verandah, with bluestone steps, is supported by cast iron Corinthian columns with lace frieze and brackets. A similar canted bay is located on the west side of the house, setback from the front façade. The central entrance contains a panelled timber door with glazed surrounds and non-original screen door. Fenestration is defined by moulded archivolt and keystones which extend into a moulded frieze across the façade; moulded window sills are consoled and building corners are defined by bold quoining.

An addition was made to the rear of the building in c. 1983,⁶ views of which are generally restricted from the main streetscape. With the exception of the non-original front picket fence and landscaping, therefore, the house appears to be largely externally intact to the principal original building component.

Historical Context

Mayston Street takes its name from the subdivision of a large property, owned by Richard Mayston Willdridge, in 1898. Although the subject property is believed to predate the subdivision, having been owned prior to this time by the Willdridge family, the site (and street's) close proximity to both the developing Burke Road area and Camberwell station saw increasing local development in the early years of the twentieth century.

Comparative Analysis

The most obvious comparison can be drawn between 37 Mayston Street and the nearby 23 Mayston Street which was identical as constructed in 1893 (the latter is also graded C*2, but recommended to be downgraded in this Review due to the extent of alterations). The two buildings differ, however, in their apparent levels of integrity; where number 37 is substantially externally intact and greatly enhanced by its unpainted render finish, number 23 has been overpainted, like the majority of other examples of this relatively common type. Elsewhere in Hawthorn and Boroondara, number 37 compares favourably with similar examples such as 46, 48, 50, 52, 62, 64, 66 and 68 Manningtree Road, Hawthorn (variously C and C* graded).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Edradour, 37 Mayston Street, Hawthorn East, is a fine, representative and comparatively externally intact example of a single-storey double-fronted Victorian Italianate villa.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Edradour, 37 Mayston Street, Hawthorn East, is enhanced by the retention of its unpainted rendered finish and chimneys, which is unusual in the municipality.

Statement of Significance

Edradour, 37 Mayston Street, Hawthorn East, is of local historical and architectural significance. It is a fine and comparatively externally intact example of a single-storey double-fronted Victorian Italianate villa. It is also enhanced by the retention of its unpainted rendered external walls and chimneys, which is unusual in the municipality.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

² Melbourne Metropolitan Board of Works survey plan no. 57, Hawthorn, scale 160':1", dated 1902.

³ Draft citation, G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁴ City of Hawthorn Rate Books, 1899-1900, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974; City of Hawthorn Rate Books, 1922-23, #10417; 1925-26, #10683; 1945-46, #12263, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁶ Details sourced from the City of Hawthorn Building Index, permit #1421/18748, dated 1982.

Name	<i>Alvah, Illawarra, Berwick</i>	Reference No	
Address	51 Mayston Street, Hawthorn East	Survey Date	27 April 2006
Building Type	Residence	Grading	C*
Date	1905-06	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Mayston Street takes its name from Richard Mayston Willdrige or Willdredge, a district landowner whose property holding was subdivided for sale in 1898. Mayston Street's close proximity to both the developing Burke Road district and Camberwell railway station meant that after an initially slow development period, smaller brick houses were constructed by speculators in the early years of the twentieth century. These developments took advantage of the new demand for properties in close proximity to the railway.¹ The subject property was, with 49 Mayston Street, owned by a Jane Miller, a resident of the street before moving to Middle Park. The houses were constructed for investment purposes, and were tenanted for several years. Both properties were described as seven-roomed brick houses, each with a net annual value of £42 in the 1906-07 rate books.² Occupants of the subject property included Henry Chambers (c. 1906) and John Stoneham (c. 1908), who apparently named the house *Illawarra*.³ William Robertson (c. 1918-30) and Frederick Trehearn (c. 1933), were among later tenants.⁴ From the late 1930s, the house was owned and occupied by Misses Elizabeth and Mary Ann Young, and from 1960, by Miss E Young. From c. 1962 until at least 1974, the house was occupied by J Stecyk.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Alvah, at 51 Mayston Street, Hawthorn East, is a double-fronted, single-storey later Federation brick house with stucco dressings, with a projecting bay (asymmetrical wing front) on the east side of the south façade. The house has a slate-clad roof, iron ridge capping and chimneys of red face brick with a conspicuous moulded brick collar and an unpainted, stucco clad crown. The plain-coursed brick gable face to the wing front has longitudinally planked eaves and a bargeboard supported by a timber lattice. A bay window is located in the wing, under an engaged slate hipped roof with exposed rafters; the window is a three-sash timber-framed casement with a top light division on a 'Norman Shaw' 1:3 ratio. This is balanced, compositionally, with a recessed porch on the west side of the wing front,

entered through a stucco dressed arch with plain reveals. That is topped with a moulded cornice that bends over the arch and is bracketed on two long fluted brackets that spring from two extruded guttae-like mouldings. Three stucco string courses run across the wing front, the top one moulded in a woven floral pattern. The recessed wing to the west of the front door is located beneath a verandah which has a roof integral with the main roof structure, but is marked out by a frieze in finely grained fretworked timber. Two of the stucco courses continue across this façade. The entrance is centrally located beneath the recessed porch, and has a later fly-screen door, and a main door with a window that may have been replaced with plainer glass. The front door sidelight also looks contemporary. The garden is long-standing and heavily grown; the concrete path and picket fence are later additions, the picket fence being added in 1968.⁶

Historical Context

Mayston Street takes its name from the subdivision of a large property, owned by Richard Mayston Willdridge, in 1898. The street's close proximity to both the developing Burke Road area and Camberwell station saw increasing local development in the early years of the twentieth century.

Comparative Analysis

Alvah, 51 Mayston Street, Hawthorn East, represents the increasing simplification of external massing and form that was marking Federation architecture around the time of Australia's first twentieth century building recession (1905-7). This was in part a reaction against the perceived over-complexity and 'restlessness' of earlier Federation architecture, and in this case has resulted in the asymmetrical elevational play of smaller Federation buildings evidenced in the fairly simple one-step massing approach, with frontal verandah. In various respects the subject house was moving toward the simpler red-brick form that marked the Melbourne suburban bungalow of the 1920s. Intricacy was now compressed into small details. The porch mouldings, for instance, are an early intimation of Edwardian Baroque in house design, of which a much better known (and much later) example was Harold Desbrowe-Anneer's design for the Vallek Meyers house at 446 St Kilda Road, South Melbourne (c. 1925, now demolished).⁷ There is also a reasonably generic similarity to several neighbours in the street, although the subject house's composition differs from these others which have more conventional bay window and front door placements. More broadly, similar 'commuter housing' developments can also be seen in related clusters in Rathmines Road, Hawthorn, Station Street Auburn, and the wealthier Camberwell subdivisions east of Burke Road around the railway line.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Alvah, 51 Mayston Street, Hawthorn East, is a well executed, generally externally intact, double-fronted, single-storey later Federation brick house with stucco dressings, verandah, and an asymmetrical wing front. It represents a type of late nineteenth and early twentieth century 'commuter development' found in Boroondara, which responded to subdivisions in areas near railway stations.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Alvah, 51 Mayston Street, Hawthorn East, is a later Federation dwelling which represents an increasing simplification of external massing and form in the early years of the twentieth century, and increasingly sparing use of ornamental detail. In these aspects it characterizes a new direction in Federation architecture in the middle 1900s, and is a telling example of how this mode presaged what was later called the suburban or 'Californian' Bungalow.

Statement of Significance

Alvah, 51 Mayston Street, Hawthorn East, is of historical and architectural significance at a local level. It is a well executed, generally externally intact, double-fronted, single-storey later Federation brick house with stucco dressings. It represents a type of late nineteenth and early twentieth century 'commuter development' found in Boroondara, which responded to subdivisions in areas near railway stations. Architecturally, it is a later Federation dwelling which characterises a new direction in

Federation architecture in the middle 1900s, including a growing simplification of external massing and form, and increasingly sparing use of ornamental detail.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1906-07, #7232-33, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ The origins of the other names for the house are not known.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1910 and 1935.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1938 and 1974.

⁶ City of Hawthorn Building Card Index, Permit #8125, dated 27 December 1968.

⁷ The Meyer house was illustrated on the cover of *Transition*, 27, Spring 1987, and discussed by Harriet Edquist in 'Legends of Australian architecture', *ibid.*, and in her *Harold Desbrowe Annear: a Life in Architecture*, Melbourne, Miegunyah, 2004, pp.

Name	<i>Essington House</i>	Reference No	
Address	67 Mayston Street, Hawthorn East	Survey Date	27 April 2006
Building Type	Residence	Grading	C*
Date	1874	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Essington House, possibly named after the village in Staffordshire, was built in 1874 for banker Richard Mayston Willdredge or Willdridge, who also owned much of the land in the vicinity of this property.¹ Richard Willdridge died in Europe in 1889, and his widow Jane died in 1895. This prompted the sale of the Essington Estate (Willdridge's Paddock), described in 1898 as the land bounded by Mayston and Harold Streets and Burke and Camberwell Roads, according to Flint & Baillieu for the National Trustees & Executors Co.² *Essington House* was also sold and subsequently purchased by William Callaway in 1901, who renamed the house *Rheola*.³ The house was again sold within a few years, returning to the name of *Essington*. The property appears to have had a chequered history, and changed hands every few years until by the mid-1940s, it was owned by Emily Thomson of Lake Boga, and was operated as an apartment house occupied by a Miss K Hayes and several others.⁴ From 1960 the property's listing in the *Sands & McDougall Directory of Victoria* changed to read 'apartments', a function it fulfilled until at least 1974.⁵ It has since been converted back to a single family dwelling.

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

Essington House, 67 Mayston Street, Hawthorn East, is a substantial two-storey, 1870s, stucco-clad Italianate house with a return verandah. The house presents three wings to Mayston Street, with the front wing terminated by a canted bay, and a return or wrap-around verandah. The roof has slate-cladding with iron ridge capping, and chimneys are stucco-clad and heavily sculpted around their cornices; the eaves are boxed with paired brackets used sparingly over corner piers marked with diamond bosses halfway down. These piers are plain-surfaced in render on the first floor, with a uniform quoined surfacing to the ground floor. The upper floor elevations have five moulded string courses, with the deepest of these marking the floor line and the sill point for the windows. The windows are timber-framed, double-hung sashes, with those on the Mayston Street frontage having

segmental arches and rectangular indentations below each window. The verandah has timber posts with iron brackets, a bull-nosed corrugated iron roof, and a restrained frieze contained in long rectangular frames. The posts may be from a later date and earlier assessments regarded the verandah as being non-original, which appears to be the case.⁶ The front door and its case appear original. The fence is not original, although it may be from the interwar period; it has an accompanying cypress hedge; both are shared with the 1930s block of flats next door. Elements of the garden are long standing, as with the front conifer and the palm trees particularly. A swimming pool was added to the rear in 1985.⁷

Historical Context

This property was built on the large *Essington* estate in the Camberwell Road area in 1874, for banker Richard Mayston Willdredge or Willdridge. The estate was in an area which was later subdivided, with the lots taken up by owners wanting to live in proximity to the Camberwell station. The locality then became characterized as one of several 'commuter developments' in Boroondara.

Comparative Analysis

Essington House, 67 Mayston Street, Hawthorn East, is a stuccoed Italianate residence of the 1870s, other examples of which can be seen in the St James Park and central Kew areas of Boroondara. Its demeanour and detail are both restrained and magisterial, not unlike the Government buildings appearing in the period. For example, the window interplay, heightened by the rectangular indentations below each window, suggest an intersection of course line and balustrade similar to those appearing on J J Clark's Government buildings of the period 1857-78. The demeanour and detail also reflect marginally earlier house designs such as Kew's *Villa Alba* in Studley Park Road (1857-75, graded A), and other single-storey Kew counterparts such as *Wimba* at 235 Cotham Road (1862-70).⁸ Hawthorn counterparts tend to be smaller, and concentrated in the St James Park/Coppin Grove locality.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Essington House, 67 Mayston Street, Hawthorn East, is a large and substantially externally intact two-storey, 1870s, stucco-clad Italianate house. It is typical of a body of larger Melbourne houses constructed between the 1850s and 1870s which often took cues from major institutional buildings such as the various government houses. The house dates from the era of grander estates in Hawthorn, and would have commanded extensive views of the inner city area.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Essington House, 67 Mayston Street, Hawthorn East, has a demeanour and detail that are both restrained and magisterial, not unlike the Government buildings of the mid-nineteenth century, and marginally earlier houses such as *Villa Alba* in Kew. The upper and ground floor elevations are restrained yet imposing, and effectively use a simple set of Renaissance details.

Statement of Significance

Essington House, 67 Mayston Street, Hawthorn East, is of local historical and architectural significance. It is a large and substantially externally intact two-storey, 1870s, stucco-clad Italianate house, and one of a body of larger Melbourne houses built between the 1850s and 1870s which were influenced in their design by institutional buildings such as the various government houses. Architecturally, it has a demeanour and detail which are both restrained and magisterial, with the upper and ground floor elevations being restrained yet imposing, and effectively using a simple set of Renaissance details.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Borough of Hawthorn Rate Books, 1874-75, #250, cited in Meredith Gould, *Hawthorn Conservation Study*, 1992; Gwen McWilliam, *Hawthorn Peppercorns*, 1978, p. 146.

² *Essington Estate* plan, 1898, State Library of Victoria.

³ City of Hawthorn Rate Books, 1901-02, #7031, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ City of Hawthorn Rate Books, 1945-46, #12248, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000; an entry in the City of Hawthorn Building Index indicated that a permit was applied for to divide the building into two apartments. This entry is not dated but is prior to 1950.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1944/5 to 1974.

⁶ See Meredith Gould, *Hawthorn Conservation Study*, 1992. 'Essington House'.

⁷ City of Hawthorn Building Card Index: Permit #2053, n.d. ('2 apart's'); and #1164, dated 21 February 1950 ('adds'). The swimming pool was Permit #3439 (1863), dated 15 October 1985, and it was completed around 3 June 1986.

⁸ See Pru Sanderson, *Kew Urban Conservation Study 1989*, v. 2, citations 3 and 6.

Name	<i>Tasma</i>	Reference No	
Address	7 Muir Street, Hawthorn	Survey Date	28 April 2006
Building Type	Residence	Grading	C*
Date	1878-79	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor
(to Federation era)
Heritage Status HV AHC NT BPS Heritage Overlay

History

The subject property was first listed in the Borough of Hawthorn Rate Books for 1878-79, when it was described as an unfinished brick house, with a net annual value (nav) of £30, and owned by a building contractor John Charles Smith.¹ The house was presumably completed within the next two years. Smith named his house *Tasma*, and the property was retained by his family for many years, until the end of the 1920s. Smith also apparently owned the property next door, at 11 Muir Street.

The property was positioned to take advantage of views across to towards the city, a feature that was subsequently formalized when Myrtle Street was extended from the north to join Muir Street, as a result of the subdivision of the *Fairmount Park* estate in 1880.

Rate books for the 1929-30 rate cycle recorded Frank Knight as the tenant of a new owner, John Lyons, a police officer; by the 1932-33 rate cycle Lyons was listed as both owner and occupier of the property. Mrs. Elizabeth Lyons was still resident at *Tasma* in 1946/47, when the property, described as a brick house of eight rooms, was rated with a nav of £80.² By 1950 the property had changed hands again, and was occupied by the O'Connell family until at least the early 1990s.³

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Tasma, at 7 Muir Street, Kew, is a double-fronted Italianate house with a return verandah, in exposed Hawthorn brick in a lively bichrome pattern, and with rough-faced bluestone ashlar to the wall bases. The house has a hipped roof with slate tile cladding and modern ridge capping (Colorbond or similar). The chimneys are in exposed brick with a distinctive pattern of white overpainted brick bars on each, and sturdily sculpted rendered cornices. The eaves are boxed with intermittent paired brackets, each pair interspersed with another, elongated set of white overpainted brick bars, one of which runs

through two intersecting brackets over the front door. The bichrome brick quoining around the windows and striped courses across the façade have been overpainted in white.

The original windows to the front bay are double-hung sashes, with a canopy over. A single-pane arched window near the front door is believed to be a later, albeit comparatively early, addition due to its awkward relationship to the verandah; similarly the leadlit bay window in the west façade appears possibly to have been added in the Federation period. The front door case also appears to have been renewed in the Federation period, and the glazing to the door has Art Nouveau leadlighting.

The verandah is separate from the main roof, with its roof positioned several brick courses below the eave line. The verandah frame and lacework may have been altered at a later stage, possibly in the Federation period when the bay window and front door were added. The junction of the verandah with the projecting front bay is awkward, perhaps suggesting that one or the other has been modified.⁴

A secondary wing is visible to the rear (north) of the principal brick wing, and is of timber with a hipped slate roof and brick chimneys matching those to the main wing. Probably used as a kitchen or general service wing, this element is thought to have been either original or an early addition and appears on the MMBW plan of c. 1901.

The low picket fence nearer the Myrtle Street corner is of recent origin,⁵ and the age of the hedge garden is uncertain - possibly early twentieth century. The rear timber wing is partly concealed by a high timber fence, thought to have been constructed in 1980.⁶

There are a number of unusual components in this design, reflecting its combination of Victorian fabric with later Federation detailing. These elements include the use of bichrome panels against eave brackets, the wide verandah framing intervals, and the intersection of verandah frieze and arched window.

Other than for the overpainting of the brickwork, as viewed from the street, the house appears to be basically intact to the Federation period, when it appears to have undergone a series of modifications. Unspecified alterations were made in 1945, the house was reblocked in 1978, and a garage was added in 1991.⁷

Historical Context

Muir Street was cut through land previously owned by the Henty family in the mid 1870s. Myrtle Street was extended from the north to join Muir Street, as a result of the subdivision of the *Fairmount Park* estate in 1880.

Comparative Analysis

Tasma, 7 Muir Street, Hawthorn, is a Victorian villa of the late 1870s which was modified in the Federation period. These may explain odd intervals in the bracketing, bichrome and verandah details, as those were often areas where Federation alterations made a deliberate intervention. *Tasma* compares with other houses similarly altered in the Federation period. 16 Kooyongkoot Road (C* graded), Hawthorn is similarly altered, as is 184 Power Street (C* graded), an 1869 house with a set of Arts and Crafts verandah framing and bays added somewhere between 1910 and 1925, and *Darley*, at 2 Merrion Grove, Kew (B graded), where a similar combination of verandah and front door bay were added to an 1869 house. As a rule, Federation additions and modifications to earlier buildings tended to be small scale and incremental, concentrating either on specific details such as bays or transparent layers such as verandah framing. In this case, the Federation era alterations add to rather than detract from the interest of the house.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Tasma, 7 Muir Street, Hawthorn, is a handsome and externally relatively intact example of a Victorian villa of the later 1870s, albeit modified in the Federation period. It is of interest for its incorporation of what appears to be an original or early kitchen or general service wing.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Tasma is an energetic and strongly formed design in bichrome brick which derives additional interest from its overlay of Federation period elements and detailing. The house is prominently sited and has a commanding presence in the streetscape.

Statement of Significance

Tasma, 7 Muir Street, Hawthorn, is of local historical and architectural significance as a handsome and relatively intact example of a Victorian villa of the later 1870s, modified in the Federation period. It is of interest for its incorporation of what appears to be an original or early kitchen or general service wing. The house is an energetic and strongly formed design in bichrome brick which derives additional interest from its overlay of Federation period elements and detailing. It is prominently sited and has a commanding presence in the streetscape. Though it incorporates a number of unusual elements, other than for the overpainting of the bichrome brickwork, the house appears to be generally intact as viewed from the street.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Barkers Road, Church Street and the Yarra River, which includes Oak, Muir, Mason, Calvin and Brook Streets, and is described here as the Oak Street precinct. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Borough of Hawthorn Rate Books, 1878-79, #423, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1922-23, #1263; 1929-30, #1292; 1932-33, #1283; 1946-47, #1503, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1945 and 1974; City of Hawthorn Building Card Index.

⁴ While not documented, it is possible that the verandah may have been rebuilt or modified.

⁵ City of Hawthorn Building Card Index, item 12662, dated 7 April 1976.

⁶ City of Hawthorn Building Card Index, item 15786, dated 22 April 1980 ('T/fence' – '900 mm'). Another fence was approved on 20 April 1977.

⁷ City of Hawthorn Building card Index, items 637, dated 2 July 1945 (cryptically annotated 'dwelling'); 14533, dated 21 September 1978 (reblocking, completed 2 October 1978); 0311/91, dated 26 November 1991 (garage).

Name	Stanmore	Reference No	
Address	19 Oak Street, Hawthorn	Survey Date	18 May 2006
Building Type	Residence	Grading	C*
Date	1886-87	Previous Grading	C*3 (Provisional)



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Stanmore, at 19 Oak Street, Hawthorn, was constructed on land subdivided from the *Fairmount Park* estate in late 1880. George Lupton acquired two allotments in Oak Street, one of the estate's newly-gazetted streets.¹ By the following year Lupton was recorded as the owner of a substantial brick residence, with a net annual value (nav) of £83.² The property appears originally to have had extensive grounds to the west, as shown on the MMBW plan of c. 1902; these have been subdivided and developed.

The Luptons resided at *Stanmore* until c. 1918, from which time the property was occupied by Mrs. Hilda Lupton. In previous years, the *Sands & McDougall Directory of Victoria* had listed the occupants as G Lupton, an elocutionist and E Lupton, a musician. The property was subsequently occupied by James Mathers (c. 1920); Jack Campbell (c. 1925), and Mrs. Margaret Duus (c. 1930). By 1940, *Stanmore* had been converted to apartments, a fate shared by many other properties of similar size in Hawthorn at this time. It fulfilled this function until the late 1970s, when it changed owners and was converted back to a single dwelling.³

(Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

Stanmore at 19 Oak Street, Hawthorn, is a substantial two-storey single-fronted Victorian villa of brick construction. The hipped slate roof has bracketed eaves and overpainted rendered brick chimneys with moulded caps and antefixa; the rear chimney retains a bichrome Hawthorn brick finish. The principal south (façade) and west elevations are rendered, while the other walls are brick. All have been overpainted. The south and west elevations are screened by an impressive double-height verandah with cast iron Corinthian columns, balustrade, frieze and brackets and non-original tiled floor, which cranks around the canted bay in the side elevation.

The main entrance is via a panelled timber door with leadlight surrounds which is flanked by a single window opening with arched head and timber-framed double-hung sash window, an arrangement repeated at first floor level. To the rear of the house is an original single-storey service wing which has been extended to the north with a large addition.

The property has a relatively recent palisade fence with rendered masonry piers and powdercoated steel panels and gates. An open carport is constructed between the east elevation and the side fence. With the exception of the fence, carport, overpainting and rear additions, the house appears otherwise relatively externally intact.

Historical Context

The allotment occupied by *Stanmore* formed part of the subdivision of the *Fairmount Park* estate in late 1880. By the early twentieth century, the MMBW Detail Plan no. 1073 shows Oak Street partially developed, with a series of comfortable villa residences of varying forms having been constructed along the street.

Comparative Analysis

In its general construction and Italianate styling, *Stanmore* compares with numerous examples of two-storey villas throughout Boroondara. Where it is unusual, however, is in the single-fronted form of the front façade and the weight attributed to the western side elevation. Known examples which take on a similar form are located at 27 Lisson Grove, Hawthorn (graded C2), which is also a slender single-fronted two-storey building and appears to have a similar level of integrity, but which lacks a return verandah.

Like many imposing Victorian villas in the area, *Stanmore* is located on a prominent site, in this case a ridge in the area bounded by Barkers Road, Power Street and the Yarra River, a siting which would have been enjoyed from the return verandah and which - in the context of the largely single-storey scale of surrounding development - makes it a prominent element which can be viewed from surrounding streets.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Stanmore, 19 Oak Street, Hawthorn, is a fine and relatively externally intact example of a large Victorian villa. Its planning and design demonstrate the approach to siting substantial homes in prominent hilltop positions and the advantages such a site afforded. While the extensive gardens to the west of the house have been subdivided, an understanding of the setting is still appreciated from the deep side garden area.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Stanmore, 19 Oak Street, Hawthorn, combines more typical construction and Italianate styling with an unusual single-fronted form and an impressive cast iron verandah with intact cast iron work and canted bay. Its highly visible two-storey form in an otherwise single-storey context contributes to its landmark qualities.

Statement of Significance

Stanmore, 19 Oak Street, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact example of a large Victorian villa. Its planning and design demonstrate the approach to siting substantial homes in prominent hilltop positions and the advantages such a site afforded. While the extensive gardens to the west of the house have been subdivided, an understanding of the setting is still appreciated from the deep side garden area. *Stanmore* combines more typical construction and Italianate styling with an unusual single-fronted form and an impressive cast iron verandah with intact cast iron work and canted bay. Its highly visible two-storey form in an otherwise single-storey context contributes to its landmark qualities.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Barkers Road, Church Street and the Yarra River, which includes Oak, Muir, Mason, Calvin and Brook Streets, and is described here as the Oak Street precinct. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ Borough of Hawthorn Rate Books, 1885-86, #1132, 1099, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

² Town of Hawthorn Rate Books, 1886-87, #698, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974; City of Hawthorn Building Index.

Name	<i>Rosedale, Fairmount Park</i>	Reference No	
Address	25 Oak Street, Hawthorn	Survey Date	18 May 2006
Building Type	Residence	Grading	C*
Date	1882-83	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The allotment occupied by *Rosedale*, formerly known as *Fairmount Park*, formed part of the subdivision of the *Fairmount Park* estate in late 1880. It had previously been the property of an Edward Harrison.

One of the first purchasers of land in the Fairmont Park Estate was a Thomas Wilson. Wilson's house was under construction on lot 49 by the 1882 rate cycle, where it was described as being of brick and with a net annual value (nav) of £75. The house was not completed until 1884, at which time Mr Wilson's newly built residence, at that time named *Fairmount Park*, was used to promote further subdivision of the remaining estate land.¹ Wilson did not occupy the house for long – it was recorded as tenanted by a Mrs. Brown by the 1886-87 rate cycle, with a nav of £80. Wilson also initially owned the allotments on either side of his residence, but it is suggested that he may have quit Hawthorn for Brighton soon after this date.² The property continued to be tenanted by Mrs. Brown until c. 1896, after which she was succeeded by Reverend James Balfour.

The house appears to have been owned by Wilson for many years, however by the mid 1920s, it was owned and occupied by Helen and William Spring. It remained in their ownership until the early 1960s, after which date it was occupied by the McPherson family.³

(Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Rosedale, 25 Oak Street, Hawthorn, is a single-storey, double-fronted, brick Victorian villa in the Italianate style. The hipped slate roof has bracketed eaves with a moulded frieze, and the roofscape is penetrated by rendered chimneys with moulded caps, antefixa and vermiculated quoins, which retain an unpainted finish. The house is constructed of Hawthorn brick, which remains unpainted to the side elevations. The front façade is rendered and has been overpainted. The symmetrical façade

is divided into three bays with a central entrance flanked by a pair of canted bays. The entrance contains the original panelled timber door with etched ruby glass surrounds with a non-original screen door, while the bays contain timber-framed double-hung sash windows with moulded surrounds. The main façade and return bays to either end are screened by an ogee profile corrugated galvanised steel verandah which is supported by cast iron Corinthian columns with cast iron frieze and brackets. The timber verandah floor has been reconstructed.

Visible external alterations to *Rosedale* appear to be limited to panels of lattice infill to the verandah end and overpainting of the render. Unspecified alterations were approved in 1965 but comparison of aerial photographs of the area with MMBW plans suggests that the footprint of the house remains unaltered.⁴ The same sources also suggest that the original stables or a replacement building on the same footprint are located in the rear north-west corner of the property.

The property is fronted by a non-original palisade fence and gates with steel arbour which date from around 1977.⁵ While the front garden has been replanted, an early path layout is evident.⁶

Historical Context

The allotment occupied by *Rosedale* formed part of the subdivision of the *Fairmount Park* estate in late 1880. By the early twentieth century, the MMBW Detail Plan no. 1073 shows Oak Street partially developed, with a series of comfortable villa residences of varying forms having been constructed along the street.

Comparative Analysis

In its double-bayed form and Italianate detail, *Rosedale* can be directly compared with the front section of the house at 4 Ardene Court, Hawthorn (1881, graded C*3). While this example was an addition to an original mid-Victorian cottage, it displays a very similar symmetrical façade comprising a pair of canted bays flanking a central entrance. Both buildings are constructed of Hawthorn brick with now overpainted façades, however *Rosedale* originally displayed a rendered finish, whereas Ardene Court was polychrome brickwork. Other examples of the bayed form in Hawthorn can be found at 1 Bayview Avenue (1886-7, graded B2), albeit with paired columns, richly modelled unpainted render, and intact fence, and the substantially intact *Widford*, 1 Wiseman Street (1883, graded B3), which like the Ardene Street example, is a front addition to an earlier building.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Rosedale, 25 Oak Street, Hawthorn, is a fine and externally relatively intact example of a substantial Victorian Italianate villa which displays all of the hallmarks of the popular Hawthorn type including paired canted bays, hipped slate roof, encircling cast iron verandah and rendered façade. Like the nearby 19 Oak Street, *Rosedale* is prominently sited at the crest of the streetscape, a characteristic siting for more substantial houses of the period.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

The strong aesthetic qualities of *Rosedale* derive from its well-articulated composition which is enhanced by a prominent cast iron verandah.

Statement of Significance

Rosedale, 25 Oak Street, Hawthorn, is of local historical and architectural significance as a fine and externally relatively intact example of a substantial Victorian Italianate villa which displays all of the hallmarks of the popular Hawthorn type including paired canted bays, hipped slate roof, encircling cast iron verandah and rendered façade. Like the nearby 19 Oak Street, *Rosedale* is prominently sited at the crest of the streetscape, a characteristic siting for more substantial houses of the period. The strong aesthetic qualities of *Rosedale* derive from its well-articulated composition which is enhanced by a prominent cast iron verandah.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Barkers Road, Church Street and the Yarra River, which includes Oak, Muir, Mason, Calvin and Brook Streets, and is described here as the Oak Street precinct. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ *Fairmount Park* estate subdivision plan, Batten & Percy Collection, State Library of Victoria.

² Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974.

⁴ City of Hawthorn Building Card Index, Permit #5835, dated 24 March 1965. MMBW Detail Plan #1073, dated 1902.

⁵ City of Hawthorn Building Card Index, Permit #13826, dated 13 October 1977.

⁶ As set out in MMBW Detail Plan #1073, dated 1902.

Name	<i>Hirschell, Ilfracombe, Cora Lynn</i>	Reference No	
Address	184 Power Street, Hawthorn	Survey Date	28 April 2006
Building Type	Residence	Grading	C*
Date	1869	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The land occupied by *Hirschell* originally formed the south-eastern tip of Thomas Budd Payne's allotment, acquired at a Crown Land sale in 1846.¹ Payne steadily sold portions of his allotment through the 1860s, including the subject site which was acquired by Alfred Walsh. By 1869, a house valued at £80 and rated at £4 had been erected.² Alfred Walsh was a silversmith, and other members of his family including his father, former Lord Mayor of Melbourne Henry Sallows Walsh, also lived nearby.³ Walsh resided at this address for a number of years, before moving to Brighton in c. 1881. Graeme Butler has suggested that the advent of the new bridge connecting Hawthorn to Richmond at Swan Street, and the horse tramway, may have prompted this move.⁴ The house, consisting of nine rooms, was later acquired by property agent Peter Yeo who resided there until his death in 1886, after which date his widow let the house. Tenants during this period included members of the Goldsmith family (c. 1892) who were succeeded by Anthony Smith (c. 1898), who named the house *Hirschell*. Later owners and occupants included Henry Alcock, noted manufacturer of billiard tables, who resided there from c. 1910; the house remained in his family's ownership until the 1920s. It is thought that during the Alcock's period of ownership substantial alterations took place, generally giving the house its present-day appearance, and included altering original components such as the three-sided return verandah and bayed window forms to the east elevation. From the mid-1940s, the property was listed as flats in the *Sands & McDougall Directory of Victoria*, and apparently operated as a guest house for many years, under the direction of a Miss E D Clarke, still resident in 1974.⁵ From the late 1940s, the property next door at 182 Power Street had been acquired by the Catholic Missions to Italians, conducted by the Capuchin Fathers, as a hostel. In subsequent years the Mission expanded and St Anthony's Shrine was constructed during the early 1960s on land which had previously belonged to the subject property. At an unknown date, the subject property was acquired by the Mission. The property is now a parish office and meeting centre for St Anthony's Shrine.

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Hirschell, 184 Power Street, Hawthorn, is a large, stuccoed masonry, single-storey dwelling comprising elements from the 1860s through to the early decades of the twentieth century. The roof is timber-framed with a consistent covering in rectangular slate tiles and galvanized iron ridge capping. The chimneys are stucco-rendered brick with richly sculpted cornices and semicircular flue dividers; smaller chimneys are chamfered at their stack corners, with a larger chimney to the north end having a beveled incision as well as the chamfering, to indicate a double chimney. The walls are stucco-clad masonry, probably brick on the upper sections but with a substantial bluestone base in random ashlar, visible in two exposed areas near the cellar door on the west side. A bluestone base-plate is also visible along part of the east elevation. The east and south elevations are predominantly remodeled, in an array of 'Mission' or later Arts and Crafts detailing common in the period 1905-1925, although in this instance closer to 1925 rather than 1905. These include what appears to be a bay and gable facing south to Wallen Road; timber casement windows to the west, south and east, grouped in bracketed box frames; slatwork balustrades to the verandah, together with plain timber verandah posts, and curving 'adzed' brackets below the verandah frieze and fascias; diagonal strut-brackets below south facing gables; and shingles in the gable front. The quarry tiles on the north-east verandah floor are fairly recent, as are the brick and tile paved steps, bluestone dwarf wall and garden area around the north-west door. The door appears to be original, although the bullnosed faceted canopy above is not. Other additions include the gaslight-style garden lights and the brick and cement rendered fence screening the house from the Power Street-Wallen Road corner. The house is also understood to have a large cellar.

Historical Context

The land occupied by the subject property was originally part of a Crown land sale and subdivision of 1846, with the house itself constructed in the late 1860s following further subdivision of the 1840s allotment.⁶ By the late nineteenth century, a number of very substantial houses had been constructed on Power Street, in this very desirable area just north of the Yarra River. The construction of a bridge over the river at the east end of Swan Street in the 1880s, further enhanced the attraction of the area, and provided improved access to the city.

Comparative Analysis

Hirschell, 184 Power Street, Hawthorn, bears comparisons with a number of other large properties in Hawthorn, and more broadly in Boroondara, in terms of its comparatively early date combined with a reasonably substantial early twentieth century re-working. Parallels include the 1900s additions to *Invergowrie*, Coppin Grove, initially constructed in 1846-69; *Darley* at 2 Merrion Grove Kew (1869) which had a verandah and front door bay remodeled in the 1900s; and *Tasma* at 7 Muir Street, Hawthorn, reworked around the bay window, front door and verandah sometime in the 1900s or 1910s. Other connections include residences in the Coppin, Isabella and Shakespeare Groves area, where the linkages include the use of bluestone bases with more sophisticated upper levels, often with some small High Victorian components such as chamfering or stucco scoring. The massive bluestone base and apparently large cellar of the subject property also draws comparisons with the George Fincham Sr house at 41 Coppin Grove, which is of a similar date and was similarly reworked later. The remodeling of the subject property emphasized fenestration and a recast verandah framing, which were common Federation and early bungalow period emphases in alterations and additions. It is not clear to what degree these alterations reshaped the interior; 184 Power Street was at any rate later subdivided as flats before presumably being reworked again for Catholic Missions to Italians use.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Hirschell, 184 Power Street, Hawthorn, is a long-standing Hawthorn property which dates back to comparatively early development in the Power Street area; it is also an example of an early twentieth century makeover of a substantial 1860s residence, resulting in a layered building form. In its bluestone base, use of hillside topography, and mixture of Italianate and High Victorian elements, 184 Power Street typifies aspects of the early homesteads in Hawthorn. The alterations are also consistent with a pattern in the area in the early years of the twentieth century, when many of the earlier houses were reworked and updated to a more 'fashionable' appearance.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Hirschell, 184 Power Street, Hawthorn, is an example of a layered residence which combines valued elements of the mid-nineteenth century through to the 1920s. These include for the earlier period, the use of bluestone bases with more sophisticated upper levels often with some small High Victorian components; and for the later period, renewal and replacement of windows, removal of verandah elements such as cast iron and verandah framing, and the introduction of gabling, shingle panelling and other decorative details.

Statement of Significance

Hirschell, 184 Power Street, Hawthorn, is of local historical and architectural significance. It is of historical significance both as a long-standing property in the Hawthorn area, and as an example of an early twentieth century makeover of a substantial 1860s residence. Typical aspects of the early homesteads in Hawthorn include the bluestone base, use of hillside topography, and mixture of Italianate and High Victorian elements. The alterations are also consistent with a pattern in the area in the early years of the twentieth century, when many of the earlier houses were updated, resulting today in a building which successfully combines elements from both eras in a layered form. The latter elements include 'Mission' or later Arts and Crafts detailing such as gabling with shingling and diagonal strut-brackets; casement windows grouped in bracketed box frames; and for the verandah, slatwork balustrades, plain timber verandah posts, and curving 'adzed' brackets to the frieze and fascias.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ McWilliam, Gwen. *Hawthorn peppercorns*, 1978, pp. 26-27.

² Borough of Hawthorn Rate Books, 1869-70, #37, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁶ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

Name	House	Reference No	
Address	20 Rae Street, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	1913-14	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The site of 20 Rae Street, Hawthorn, formed part of a subdivision of land owned by the Rae family from c. 1881. Both the Rae and Wright families (the family home of the Wrights is still extant nearby at 23 View Street, and was reviewed as part of this study) originally had substantial landholdings in this area of Hawthorn, including in the area of the present-day Wright, Rae and View Streets and Elphin Grove. The Rae family's home also still exists today, according to Graeme Butler, near the corner of Rae Street and Auburn Road.¹ Subdivision of the Rae property occurred in c. 1911, with Rae Street being formed to service the new allotments. Rate records for the 1911-12 rate cycle listed several allotments of vacant land still owned by members of the Rae family, with lots 5 and 7 owned by Jessie Farey, a bakery owner in Liddiard Street, Hawthorn.² The following year's rate records gave a net annual value (nav) to Farey's two allotments of £12 each. By the following year the nav had increased to £105, with Mrs Farey recorded as the owner of a brick house of nine rooms, on the double allotment.³ This is the subject property. It was owned by the Fareys for little over ten years, with William Wright, a relative of nearby landowner James Wright, recorded as the owner in rate records for the 1922-23 rate cycle. William Wright retained the property until the Second World War, with subsequent owner Clive Utber, succeeded by Thomas Diggles, by the 1945-46 rate cycle. At this date the house had a nav of £130, and was described as a brick house of ten rooms.⁴ The Diggles family occupied the house until at least the mid 1970s.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

The house at 20 Rae Street, Hawthorn, is a substantial, brick, attic-storey late Federation-era villa which is massed and planned around a return verandah flanked by two perpendicular projecting wings, side entrance and corner octagonal tower and turret. The complex gabled roofscape is finished with Marseilles pattern terracotta tile, terracotta ridge cresting, and ball-finials and flares in bellcast form to incorporate the verandah. It also features exposed rafters, two prominent gabled balcony

dormers and numerous corbelled red brick chimneys. The gable of a smaller third bay on the east side elevation is finished with half-timbering. Tuckpointed red face brickwork is relieved by sections of roughcast render to gable ends and dormer walls. The return verandah has bold tapered timber posts with simple arched fretwork bearing on brick piers with brick 'grillework' between and a tessellated tile floor. The fretwork detail is repeated in the attic dormer balconies. Each projecting bay in the principal north and west elevations contains a semi-circular bow window with singular and grouped fenestration elsewhere. Windows contain timber-framed casement sashes with leadlight fanlights. The main entrance, set at the end of the side verandah, appears to have a half-glazed door and surrounds, however the door is obscured by a non-original aluminium screen. The frontage is fenced by a non-original low brick wall and wrought iron gates have been removed since the previous study.⁶ With the exception of the replacement of a small section of dormer wall cladding and the screen door, the house appears to be otherwise generally externally intact to its date of construction.

Historical Context

The subject property is located in an area where both the Rae and Wright families originally had substantial landholdings, including in the area of the present-day Wright, Rae and View Streets and Elphin Grove. The subject house dates from a c. 1911 subdivision of the Rae family property. Doglegs in the alignment of Rae Street, as with several other local streets in the area, point to existence of large estate houses being retained and worked around at the time of the subdivision.

Comparative Analysis

Architecturally, 20 Rae Street, Hawthorn, belongs to the chronological close of the Federation period, for which time it is a relatively conservative design, albeit successfully executed. Conservative architectural elements include the corbelled chimneys, although the more unified treatment of the exterior walling, and the verandah's simple arched fretwork on brick piers, are more contemporary. Compositionally, the house compares with 1293 Toorak Road, Burwood (1915, graded B) which is further enriched by more elaborate Free-style timber fretwork and rhythmic patterning. Other broadly contemporary houses in Boroondara include *Carbethon* at 1223 Burke Road, Kew (1911-12, graded B), which also employs wings projecting onto two elevations and a complex Marseilles tiled roofscape, although a much reduced use of verandah. *Gosmont*, at 1221 Burke Road, Kew (1910-11, graded A), is yet another comparison, but one which is considered to exhibit particular elegance in its proportions and composition, and a lively combination of typically Federation traits such as vertical, horizontal and projecting elements.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

The house at 20 Rae Street, Hawthorn, is a fine, representative and broadly externally intact example of a substantial and prominent late Federation villa on a large allotment. Historically, it dates from a period in the early twentieth century when subdivision of the large Rae family nineteenth century estate occurred. The house also takes advantage of the double allotment acquired at the time of subdivision, with wings and bays projecting to two elevations, and clear views available of these elevations, and their Federation treatment.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

The house at 20 Rae Street, Hawthorn, if somewhat conservative for its period, nevertheless exemplifies some of the major characteristics of the Federation style: the return verandah, turret element at the verandah turn, complex roofscape with dormer balconies and anchoring of the verandah with projecting wings.

Statement of Significance

No 20 Rae Street, Hawthorn, is of local historical and architectural significance. The house is a fine, representative and broadly externally intact example of a substantial and prominent late Federation villa on a large allotment. Historically, it dates from a period in the early twentieth century when subdivision of the large Rae family nineteenth century estate occurred. It also takes advantage of its

double allotment, with wings and bays projecting to two elevations. If somewhat conservative for its period, the dwelling nevertheless exemplifies the major characteristics of the style: the return verandah, turret element at the verandah turn, complex roofscape with dormer balconies and anchoring of the verandah with projecting wings.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1911-12, #5784-93, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ City of Hawthorn Rate Books, 1912-13, #5813; 1913-14, #5874, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ City of Hawthorn Rate Books, 1922-23, #6213; 1929-30, #7050; 1945-46, #7085, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1930 and 1974.

⁶ As illustrated in the citation for the place in the *Hawthorn Heritage Study*, Meredith Gould, 1992, np.

Name	<i>Leongatha</i>	Reference No	
Address	5 Riversdale Road, Hawthorn	Survey Date	28 April 2006
Building Type	Residence	Grading	C*
Date	c.1898	Previous Grading	C*2

Extent of Overlay

To title boundaries.



Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Leongatha was the third of a row of six houses, the construction of which is attributed to builder John Kaiser.¹ The 1898 edition of the *Sands & McDougall Directory of Victoria* listed Kaiser as the occupant of the first house (1 Riversdale Road) north of the corner of Power Street, for that year only. The neighboring houses, 3 and 5 Riversdale Road, were listed as vacant, probably indicating that they had just been completed. No 1 Riversdale Road was not identical to its neighbours – it was a two-storeyed residence, demolished some years ago along with 3 Riversdale Road for intersection works (widening) to Power Street. Hence, the subject property at 5 Riversdale Road enjoys an increased prominence and degree of visibility. Mrs Mary Hennerbein or Hunebein was listed as the occupant of the property in the 1899 edition of the *Sands & McDougall Directory of Victoria* and was rated as the owner and occupier in the City of Hawthorn's rate records for the 1900-01 rate cycle. At this time the house was described as consisting of ten rooms with a net annual value (nav) of £80.² Mrs Hennerbein occupied *Leongatha* until c. 1910, after which time she apparently let the property to tenants. The house was tenanted for many years until the late 1920s, and the ownership of the house had changed by the mid-1940s when Winifred West was recorded as the property's owner.³ The property remained tenanted, with Stanley Jeffers in occupation until the late 1950s. Subsequently, *Leongatha* ceased to be a private residence and appears to have been occupied by a Commonwealth government department. It served as the office for the Department of External Affairs (Antarctic Division) in c. 1960, and in 1970, as the office of the National Civic Council, a function it was still fulfilling in 1974.⁴ The property is now privately owned.

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

No 5 Riversdale Road is a large house from the early Federation period. It is a single-storey dwelling of red face brick construction with stucco trim, with multiple-hipped slate-clad roofs with iron ridge capping, and a return verandah. The original bay on the south-east corner of the building has a

canted bay window which appears to be an addition, possibly an early alteration (although it is not evident on the 1903 Melbourne & Metropolitan Board of Works plan). The west façade behind the return verandah also has a canted bay addition, which dates from the 1980s. The building addresses the south and west, and combines Federation and Italianate elements. A decorative layer of three courses in hexagonal slate tiles runs across the roof, and the chimneys have stuccoed bases above their flashing, stacks in exposed face brick and sculpted stucco cornices. The eaves are boxed, supported with paired brackets interspersed with moulded swags applied to a frieze layer. The verandah roof is separate from the main roof, and is a skillion of galvanized steel that begins just below this frieze; the gutter is visually integrated with a dentilled moulding that runs the length of the verandah. The verandah posts, frieze and balustrades have been renewed; it is not known if they are based on the original elements. The main walls are in a plain-coursed red face brick, with a moulded stucco-dressed course line running under the window heads; the wall corners are dressed externally in a stuccoed quoin pattern.

On the south wing, the stucco course runs around the canted bay which has three pent-topped windows crowned with vermiculated keystones; the windows are timber-framed, double-hung sashes. These are incised from below and linked by moulding runs into the cornice immediately above. The canted bay has a parapet and blind balustrade, behind which is a flat gable which has a combination of High Victorian and 'Queen Anne' detailing: High Victorian in the scrolled ends, intermittent bosses and panels of diagonal timber planking; and 'Queen Anne' in the cross tied finial base, with its fanned slatwork and small quadrant beams. The front steps up to the verandah are framed by two block balustrades with urns, and the front door with its fan and sidelight case appears to be original. Windows generally, including those under the verandah, are timber-framed, double-hung sashes. The non-original canted bay to the west has pointed pent window heads echoing those on the south bay. Beyond are a number of additions and extensions to the building, which have very limited visibility to the street. These include a wing, rear additions and a deck added in the period from the early 1980s to the early 1990s, and substantial internal renovations and works.⁵

The property has, on its western side, a composite retaining wall of bluestone and brick, a sloping concreted drive to a new garage at the rear. The south and west setbacks are planted with a garden in a formal style.

Historical Context

Leongatha was constructed in an area of Hawthorn which supported market gardens in the 1850s. The earliest residential development in the area was generally located closer to Glenferrie Road, but from the 1860s several grand houses were established in this vicinity. By c.1900 a number of substantial dwellings had been built on the north side of Riversdale Road, east of Power Street, including the subject building.⁶

Comparative Analysis

Leongatha, at 5 Riversdale Road, Hawthorn, was one of a group of six houses on the north side of Riversdale Road, of similar form, scale and siting which are evident on the 1902 Melbourne & Metropolitan Board of Works plan #1481. It has been suggested that the series may be associated with the builder, John Kaiser, who lived in one of these houses.⁷ The design is certainly very similar in proportion and some details to other houses ascribed to Kaiser, including 254 and 256 Barkers Road, Hawthorn (q.v. no 254), and 387 and 389 Barkers Road, Kew. In appearance and detailing, the subject dwelling is closest to 9 Kooyongkoot Road, Hawthorn (q.v.) and to 387 Barkers Road, Kew. The latter properties also used main walls in exposed face brick, a return verandah separate from the main roof, and a canted bay below a flat-faced wing gable, with arches (stilted and segmental at 9 Kooyongkoot Road) springing similarly from a large moulded stucco course line, and timber finials and cross beams on the wing gables instead of half-timbering. Kaiser was associated with a range of these houses in Hawthorn, Kew and Camberwell, most of which were built in the period 1898-1901. They are also associated with the Camberwell-Hawthorn builder Henry Hutchinson and the Hawthorn-based architect John Beswicke.⁸ In general configuration the combined Italianate, High Victorian and Federation components of the design link it to a 'Federation Italianate' genre that flourished in Camberwell at this time, particularly in the Victoria Road-Broadway area. It was also common to find these houses in pairs or groups, and in Hawthorn there is another cluster at the Hawthorn Grove-Kincora Road section of the Grace Park Estate.⁹ A variant in this general group used a canted bay with three small, steeply pitched gables over each facet.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Leongatha, 5 Riversdale Road, Hawthorn, is a well executed, albeit partly altered, example of a substantial 'Federation Italianate' style villa, a style which was popular in the Boroondara area in the late nineteenth century. It may have been associated with the prolific local builder, John Kaiser, who lived in one of the nearby houses in Riversdale Road, and is similar in proportion and some details to other houses ascribed to him. The house also has a commanding site, emphasized by its current proximity to the Riversdale Road and Power Street intersection, and is largely true to its original overall form.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Leongatha, 5 Riversdale Road, Hawthorn, is a striking fusion of Italianate, High Victorian and Federation forms, incorporating a single-storey, red face brick construction with stucco trim, with multiple-hipped slate-clad roofs with iron ridge capping, and a return verandah. The canted bay window to the original bay on the south-east corner of the building, appears to be an addition, but likely an early alteration and one that is sympathetic to the overall direction of the dwelling. The house's iron-framed verandah has also been renewed, but this is very common in houses of this age, and does not detract from the presentation of the building.

Statement of Significance

Leongatha, 5 Riversdale Road, Hawthorn, is of local historical and architectural significance. It is a well executed, if partly altered, example of a substantial 'Federation Italianate' villa, of a type which was popular in the Boroondara area in the late nineteenth century. The house occupies a commanding site, emphasised by its current proximity to the altered and widened Riversdale Road and Power Street intersection. It is also largely true to its original overall form, incorporating a single-storey, red face brick construction with stucco trim, with multiple-hipped slate-clad roofs with iron ridge capping, a return verandah, and a bay at the south-east corner. The addition of the canted bay window to the south-east bay and the renewal/replacement of the verandah materials and detailing, do not detract in any significant way from the presentation of the building or an appreciation of the original building form. Overall, the building elements combine to produce a striking fusion of Italianate, High Victorian and Federation forms.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1900-01, #2077, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

³ City of Hawthorn Rate Books, 1945-46, #8591, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1950 and 1974.

⁵ City of Hawthorn Building Index, Permit #17206, dated 18 September 1981; #2210, dated 2 March 1984; #2262 (0401), dated 11 May 1984; #7804 (8577), dated 12 July 1991; and #568193 (11925), dated 9 December 1993.

⁶ G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁷ G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁸ See, esp., Graeme Butler, *Camberwell Conservation Study 1991*, v. 4; Pru Sanderson, *City of Kew Urban Conservation Study*, 1989, v. 2; Meredith Gould, *Hawthorn Heritage Study*, 1991, v. 2.

⁹ Noted in Graeme Butler's *Hawthorn Keynote Places*, p. 170.

Name	House	Reference No	
Address	23 Riversdale Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	c.1892	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

No 23 Riversdale Road, Hawthorn (previously no 13), was constructed in c. 1892 for Raymond Tovell, a dentist.¹ In the context of the development of this portion of Riversdale Road, this villa pre-dates the later Victorian group of villas further south, down to the corner of Power Street. The 1902 Melbourne & Metropolitan Board of Works plan #1481, indicates that the property in this period had a graveled carriageway on the west of the property (the alignment of which is retained), and a serpentine graveled pathway to the main entrance from a gate located east of the carriageway entrance (this has not been retained). Mr Tovell was listed in the *Sands & McDougall Directory of Victoria* as resident at the address until c. 1913, after which date the property was occupied by the Harbison family for many years. Miss M Harbison was still listed at the address until the early 1950s. Norman A Hutchinson occupied the property between c. 1955 and 1958, and Dr O'Donnell was the occupant from c. 1960 until at least 1974.²

(Lovell Chen, 2006)

Description & Integrity

The house at 23 Riversdale Road, Hawthorn, is a substantial single-storey double-fronted Federation-era brick villa on an asymmetrical plan with Queen Anne overtones. The façade comprises a pair of projecting bays flanking a recessed central entrance porch, with a faceted bay at the south-west corner. The gabled slate roof features terracotta cresting and ball finials, some exposed rafters, and numerous corbelled red brick chimneys, one of which has an expressed breast. The walls display tuck-pointed, red face brick with moulded string courses and bands. The porch appears to have been altered with the introduction of small cast iron balustrade panels and frieze brackets. The front door case appears to be original, with timber-framed side and top-lights. Fenestration generally comprises tall window openings with timber-framed, double-hung sashes; the front windows also contain multi-coloured leadlight fanlight sashes. The eastern front gable is a half-timbered face corbelled out with a concave roughcast moulding. The west gable has been renewed at a later stage in a related but differing panel face, with the roughcast corbelling now absent. A timber finial (or flagpole) at the front

of this gable has been removed. A brick garage is visible to the rear; other alterations have also occurred to the rear of the property.³

Historical Context

The earliest residential development in the area was generally located closer to Glenferrie Road, but from the 1860s several grand houses were established in this vicinity. By c.1900 a number of substantial dwellings had been built on the north side of Riversdale Road, east of Power Street, including the subject building.⁴

Comparative Analysis

No 23 Riversdale Road, Hawthorn, is a substantial dwelling of large, straightforward and dignified proportions, and an unusual solidity in its exterior presentation for the Federation period. In contrast to most Federation designs in Boroondara, it reduces the verandah to a simple recessed porch. In Boroondara it compares most directly with 1 Berkeley Street, Hawthorn (1901), 51 Mayston Street, Hawthorn East (1905-6), and *Eurobin* at 42 Bryson Street, Canterbury (early 1900s). As these dates indicate, 23 Riversdale Road is quite early in its adoption of the formal simplification that marks many later Federation houses. Its south-west eave treatment, in the area of the canted bay which itself has an interesting sequence of re-entrant angles, is unusual in the simple and direct eave treatment, with exposed rafters and virtually no fascia. The expressed chimney breast, built clear of the western wing gable, is also unusual in the main run of Federation housing, although variants of it begin appearing around Australia after c. 1906. The house also complements the Christopher Cowper-designed 62 Riversdale Road (1906), and the group of 1898-1901 houses built immediately west in Riversdale Road, down to the Power Street corner (q.v.).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 23 Riversdale Road, Hawthorn, is a fine and well-executed example of a substantial Federation brick villa on an asymmetrical plan with Queen Anne overtones. It is prominently sited on the high side of the street, and in terms of its straightforward and dignified proportions, and unusual solidity of appearance, the dwelling epitomizes aspects of Federation period development in Hawthorn. It also complements, and pre-dates, the Federation-Italianate designs to its immediate west and likewise answers other notable Federation houses further east.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

No 23 Riversdale Road, Hawthorn, is distinctive when compared with many Federation designs in Boroondara. The house displays a formal simplification and plainness of massing, and window and wall treatments that mark many later Federation houses, although it is achieved here in an earlier period. This includes reducing the verandah to a simple recessed porch, and the simple treatment of the south-west eave in the area of the canted bay, which has exposed rafters and virtually no fascia. The expressed chimney breast, built clear of the western wing gable, is also unusual when compared to the main run of Federation housing, although variants of it begin appearing around Australia after c. 1906.

Statement of Significance

No 23 Riversdale Road, Hawthorn, is of historical and architectural significance at a local level. It is a fine and well-executed example of a substantial Federation brick villa on an asymmetrical plan with Queen Anne overtones. Its prominent siting on the high side of the street, and its straightforward, dignified and solid proportions, epitomize aspects of Federation period development in Hawthorn. The house is also distinguished when compared to many Federation designs in Boroondara, displaying an early use of formal simplification and plainness of massing, window and wall treatments that mark many later Federation houses. This includes reducing the verandah to a simple recessed porch, and the simple treatment of the south-west eave in the area of the canted bay, which has exposed rafters and virtually no fascia. The expressed chimney breast, built clear of the western wing gable, is also unusual when compared to the main run of Federation housing.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ *Sands & McDougall Directory of Victoria*, 1892.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1892 and 1974.

³ City of Hawthorn Building Index, Permit #1710, dated 16 August 1951.

⁴ G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

Name	<i>Wanbuno</i>	Reference No	
Address	37 Riversdale Road, Hawthorn	Survey Date	May 2006
Building Type	Residence	Grading	C*
Date	c. 1900-01	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Wanbuno, originally 23 Riversdale Road, Hawthorn, was built in 1900-01 for Jabez G Turton, then of 1 Lyall Street Hawthorn, on an allotment with a frontage of 72 feet to Riversdale Road and a depth of 200 feet. The house was described in rate records for the 1901-02 rate cycle as having eight rooms and being of brick construction. Its net annual value (nav) was given as £72.¹ Previously the allotment had been owned by an Amy Thorpe. Rate records for 1900-01 noted that the allotment, then rated at £30, had been sold to a J G Turton.² Turton was employed as a company secretary with Massey-Harris, the Canadian farm machinery and implement manufacturer. He was also Canadian, having resettled in Australia from Toronto.³ The name he gave to his home - *Wanbuno* - is associated with the native North American people resident in Ontario.⁴

Jabez Turton died in 1915, the result of a freak accident involving his car which bounded forward, crushing him as he turned the crank handle.⁵ Subsequently the property was retained by his widow who died shortly after, in 1917. The property was then owned by George Shrimpton, a land agent, who kept the property until the late 1930s. Rate records indicated the addition of a room by the 1922-23 rate cycle, when the property was described as consisting of nine rooms.⁶ Subsequently, by 1938, the property had been converted for use as apartments, and occupied by Mrs Maude Matthews for many years. Mrs Matthews is thought to have been a tenant rather than the property's owner – rate records for the 1946-47 rate cycle listed the owner as a Madeleine Marshall.⁷ From the late 1950s the property, still serving as apartments, was owned and occupied, by Miss M Cleaver. By 1972, the property was owned by C S Mann.⁸

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000, additional research by Lovell Chen, 2006)

Description & Integrity

Wanbuno, at 37 Riversdale Road, Hawthorn, is a substantial Federation, face brick, attic-storey house on an asymmetrical plan, with projecting bays to the south façade and a centrally located recessed

entrance under a porch. The roof has a main central hip and secondary hips over the bays, including faceted roofing in two half-octagons over bays; the roof is clad with Marseilles tiles and terracotta ridge-capping incorporating square scalloping. The chimneys are distinctive, being of red face brick with a moulded stucco cornice supported on an unusual quartet of long, vertically proportioned corbels. Ball-type finials are located over the bays, with a larger scroll type finial over the main roof hip, immediately behind the bays. The porch roof is integral with the main south roof slope. A hipped-roof dormer, probably an open balcony originally, projects from the main roof hip immediately above the porch. It is supported on dwarf walls clad in rounded shingles; the central window appears to be a later addition. The thick-timber porch fretwork includes a sturdy double arch and turned columns. This is complemented by the solidly proportioned canted bays, which are basically timber frames for basket-arched main panes, each topped by a pair of smaller basket-arched high lights with small-scaled square lead lighting and chequerboard panes alternating between opal green and amber. The walls behind each bay are plain coursed red face brick, with a moulded string course and unpainted stuccoed upper frieze. The walls generally have a two-course cream-brick base, and basalt footings. A bay was added to the west elevation at a later stage, utilising a two pane window with similar basket-arched framings to those on the main bays. This is fairly unobtrusive, being partly shrouded by trees, at least from the entrance to the property. Much of the garden appears of long standing, loosely stemming from an early twentieth-century garden form.

Historical Context

The earliest residential development in the area was generally located closer to Glenferrie Road, but from the 1860s several grand houses were established in this vicinity. By c.1900 a number of substantial dwellings had been built on the north side of Riversdale Road, east of Power Street;⁹ the subject building was constructed at about this time, complementing the group of solid and substantial late Victorian-era dwellings in the immediate locale.

Comparative Analysis

Wanbuno, 37 Riversdale Road, Hawthorn, is a Federation house with an unusual richness and warmth to its texture, form and fenestration. In this way it recalls Guyon Purchas' *Tay Creggan* in Yarra Street, Hawthorn (1891-2, graded A), but is otherwise unusual in Boroondara. By comparison highly detailed house designs of the period, including the Riversdale Road group to the west of the subject property, appear lightly drawn and appliqué in their use of detailed form. The difference here may be that 37 Riversdale Road has a greater level of integration in its solid scale, continuity of line and a generally dark, warm character. The dwelling's chimney corbels have few counterparts in the Boroondara region, but they do relate to Ussher and Kemp's long, vertical string-corbelled chimney treatments; the cornice stucco and proportions are also similar. No. 37's basket-arched fenestration also recalls Ussher and Kemp designs, including their Canterbury houses and, at a similar scale, *Travancore* at 120 Riversdale Road, Camberwell (1899-1901, graded A), and *Kloa (Castleman)*, the Lancelot Ussher house at 57 Pakington Street, Kew (1892, graded B).¹⁰ Although an asymmetrical design in weatherboard, *Kloa* had a similar juxtaposition of canted bays in front of a flat fronted wing behind, in that case, a gable; it also had a similarly close link between scale and patterning of timber fretwork around the porch and the bay window frame. *Kloa's* bay window fenestration is also similar, with basket arched main panes and similarly-shaped dwarf panes immediately above. Compositionally, 37 Riversdale Road also parallels a large number of double-bay fronted, central porch houses designed around 1900 and after, which usually had a dormer immediately above the porch or entry area, and were precursors to a variety of bungalow and chambered porch 1920s houses. These were especially popular in Kew, although Camberwell also had a number, and in Federation terms were a good way of retaining the integrated porch-verandah under a main hipped roof form, without opening the elevation up too much to the south-western weather. A-graded Kew attic-storey examples included 5 Willsmere Road (1903), by Ussher and Kemp, 28 Studley Park Road (1905), and a series of arch-entranced houses in the Kew area, such as 17 Selbourne Road (1914).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Wanbuno, 37 Riversdale Road, Hawthorn, is a fine example of a largely intact and substantial Federation brick attic-storey villa, with an asymmetrical plan, projecting bays and a centrally located

recessed porch entrance. It is a rich and warmly-textured house, with a generous garden setback on the high side of a prominent street. It was also constructed at a time (c.1900), when a number of substantial dwellings had been, or were being, built on the north side of Riversdale Road, east of Power Street; in this way it complements the group of solid and substantial late Victorian-era dwellings in the immediate locale.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Wanbuno, 37 Riversdale Road, Hawthorn, is distinguished from many of its contemporaries, including houses in its immediate vicinity which read as accumulations of detail rather than as formally integrated to the degree seen here. This is achieved particularly in the continuity of line, integration of porch and bay window transoms, and in the thick grain of the complex roofscape. The house also embodies elements common to Ussher and Kemp houses in Boroondara (most of which are more highly graded), such as the vertical string-corbelled chimney treatments, stuccoed cornice, basket-arched fenestration, and juxtaposition of canted bays in front of a flat fronted wing behind. The house is also an early example of the central porch and dormer mode in Federation houses, just gathering momentum in this period as a house style in Kew and Camberwell.

Statement of Significance

Wanbuno, 37 Riversdale Road, Hawthorn, is of local historical and architectural significance. It is a fine example of a largely intact and substantial Federation brick attic-storey villa, with an asymmetrical plan, projecting bays and a centrally located recessed porch entrance. The house is also distinguished from many of its local contemporaries, through the comparatively high degree of formal integration of elements, achieved particularly in the continuity of line, integration of porch and bay window transoms, and in the complex roofscape. The house also embodies elements common to highly regarded Ussher and Kemp houses in Boroondara, such as the vertical string-corbelled chimney treatments, stuccoed cornice, basket-arched fenestration, and juxtaposition of canted bays in front of a flat fronted wing behind. The house is also an early example of the central porch and dormer mode in Federation houses, just gathering momentum in this period as a house style in Kew and Camberwell.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ City of Hawthorn Rate Books, 1901-02, #2064, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

² City of Hawthorn Rate Books, #2064 or 2066, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

³ Draft citation, G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁴ An internet search shows the name *Wanbuno* associated with travels in Ontario, among the indigenous population.

⁵ Turton obituary, *Hawthorn, Kew & Camberwell Citizen*, 19 March 1915, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁶ City of Hawthorn Rate Books, #2155, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁷ City of Hawthorn Rate Books, #4582, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁸ Pattern of occupation derived from listings in the Sands & McDougall Directory of Victoria, various years between 1915 and 1974; City of Hawthorn Building Card Index records.

⁹ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

¹⁰ These Kew houses are documented in Lovell Chen and Associates' *Review of Boroondara B-graded housing, 2006*, and Pru Sanderson, *City of Kew Urban Conservation Study, 1989*, in A-grade citations and Grade B building sections.

Name	Glendale; Cleverdon House	Reference No	
Address	106 & 108 Riversdale Road, Hawthorn	Survey Date	27 April 2006
Building Type	Residences	Grading	C*
Date	1886-87	Previous Grading	C*2



Extent of Overlay

See recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

Glendale and *Cleverdon House*, as they are now known, are thought to have been designed by architect William Cleverdon in c. 1886-87. The larger house to the corner of Glen Street (106) was initially occupied by Cleverdon's father, William Cleverdon senior, a solicitor, while the smaller house at 108 Riversdale Road was let to tenants.¹ This seems to have been a pattern followed for many years – the larger house owner-occupied and the smaller let to tenants. William Cleverdon was prominent in local politics, serving as Mayor of Hawthorn between 1876-7 and again in 1879-90.

By 1890, the larger of the two properties was occupied by Thomas Guest, owner of the biscuit company of the same name. Again, the smaller house was occupied by tenants.² Guest's daughter Jemima and her husband, solicitor Rivers Dickinson, resided at 106 Riversdale Road from the early 1890s, with Jemima Dickinson inheriting the property on the death of her father in 1908. At this time the two houses were known as *Kemnal* (106) and *Murelda* (108).³ The Dickinson family lived at 106 Riversdale Road until the early 1920s with tenants continuing to rent the adjoining house. After the death of Jemima Dickinson in the mid 1920s, 108 Riversdale Road was divided into two flats, and 106 Riversdale Road operated as the *Kemnal* guest house conducted by Mrs G V Ryan from the late 1930s.⁴ In 1987 the pair of houses were acquired by architect Ron Unger, who stated that at the time of his acquisition, each house had been divided into two flats.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Glendale and *Cleverdon House* at 106-8 Riversdale Road comprises two attached late Victorian two-storey residences located on the corner of Glen Street and Riversdale Road. Of the two, 106 is slightly larger and is distinguished by its return verandah (addressing both street frontages), while 108 faces only Riversdale Road and has a simpler, frontal, verandah form. The two are separated by a prominent heavily vermiculated projecting wing wall.

Roofs to both dwellings are hipped and clad in slate tiles. Chimneys are of rendered brick with scallop-patterned flue dividers. The eaves are boxed with intermittent pairs of brackets supporting them. Walls are of rendered brick, incised with decorative patterns. On the Riversdale Road frontage, both dwellings have tripartite windows at both ground and first floor levels. These are flat headed on the first floor, and segmentally arched on the ground floor. An additional single, full-height flat headed window is located at first floor level. Windows are generally double-hung sashes. The main entrances are on the Riversdale Road frontage and comprise generous segmentally arched openings located adjacent to the dividing party wall. The entrance door and associated joinery to No 106 appears intact, though the fanlights and sidelights have been replaced with clear glass, while on 108 the door and joinery appears possibly to have been stripped and revarnished.⁶

The Glen Street elevation of 106 Riversdale Road has larger single-light windows on its ground floor, again segmentally arched. A faceted bay with four double-hung windows is located at first floor level; this is a later addition and is contemporary with the two-storey rear additions (see below).

Both houses have two-storey verandahs with paired columns and decorative cast iron lace balustrade, frieze and brackets. As noted above, the verandah to 106 returns along the Glen Street frontage. The verandah roofs are clad in corrugated galvanized iron sheet, and are anchored just below the eave brackets. The original front steps up to the verandah to both residences appear to survive.

Rendered brick two-storey hipped roofed additions were constructed to the rear of both residences in c.1987-8.⁷ Of these, the most visible is the addition at the rear of 106 Riversdale Road, which is visible on the Glen Street frontage of the site. This appears to have been modified in c.1998 by the addition of a timber study with louvred windows at first floor level.

Both houses are fronted with high fences in Mini-Orb, with heavy lattice gates in canted insets, and remanufactured posts and finials. The Glen Street frontage of 106 has a timber and corrugated iron garage and storage shed integrated with its fence.

Historical Context

The MMBW Plan No. 1502 of c. 1904 shows this section of Riversdale Road having been developed for a series of comfortable Victorian residences overlooking the tramline.

Comparative Analysis

Substantial semi-detached houses of this 1880s type are not as common in Boroondara, where the detached house was the more typical form, as elsewhere in the metropolitan area. Another broadly comparable example is 26-8 Moorhouse Street, East Camberwell (graded B), a prototype Federation design by AEH Carleton. There, 28 was built as the first of an intended pair in 1890 and 26, adjoining it, in a matching but modified form in 1903.⁸

Its semi-detached form, where the two residences have been designed so as to appear generally as a single substantial residence, adds interest to what is otherwise a relatively conventional Italianate design. The tripartite main windows in 106-8 are of some interest, though they also appear in the four semi-detached terraces of similar date opposite the Methodist Ladies' College at 238-44 Barkers Road.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: *The historical importance, association with or relationship to Boroondara's history of the place or object.*

Glendale and Cleverdon House at 106-108 Riversdale Road, Hawthorn, is of local interest for its association with William Cleverdon, who served as Mayor of Hawthorn between 1876-77 and 1879-80.

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Glendale and *Cleverdon House* at 106-108 Riversdale Road, Hawthorn, is a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large detached residence) is unusual in Boroondara, the houses otherwise adopt generally typical Victorian Italianate forms and detailing.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

The prominent and elevated siting and substantial size of *Glendale* and *Cleverdon House* at 106-108 Riversdale Road, Hawthorn, give the building considerable presence in the streetscape.

Statement of Significance

Glendale and *Cleverdon House*, at 106 and 108 Riversdale Road, Hawthorn, are of local historical and architectural significance as a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large detached residence) is unusual in Boroondara, the houses otherwise adopt generally typical Victorian Italianate forms and detailing. The building's prominent and elevated siting and substantial size give it considerable presence in the streetscape. The properties are of historical interest for their association with William Cleverdon, who served as Mayor of Hawthorn between 1876-77 and 1879-80.

While visible, the rear additions are clearly discernible as such and do not detract from the presentation of the building.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should apply to both dwellings (i.e. a single Heritage Overlay for nos 106-108 Riversdale Road).

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Based on research by Graeme Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² *Sands & McDougall Directory of Victoria*, 1890.

³ City of Hawthorn Rate Books, 1901-02, #3140-41, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁵ Unger's acquisition of the houses was apparently reported in the *Age*, 7 September 1987, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁶ It is possible that it may have been salvaged from another site.

⁷ Details sourced from Ron Unger's drawings # 5196(4010), dated 9 December 1987 (additions to dwelling); # 5283 (4010) dated 5 December 1988 (ditto); # 5689 (4708) dated 26 July 1988 ('front timber and side brick fences'); # 6822, dated 30 November 1989 (open carport). See also permit # 97/1041, dated 17 October 1997 and 24 February 1998.

⁸ Details sourced from G Butler, *Camberwell Conservation Study* 1991, vol. 4, pp. 206-7.

Name	<i>Spreydon, Westley House</i>	Reference No	
Address	110 Riversdale Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	1888	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

Spreydon, 110 Riversdale Road, Hawthorn, previously 38 Riversdale Road, was constructed in 1888 for solicitor James Westley. Westley had purchased the allotment with a frontage of 65 feet to Riversdale Road in 1886.¹ James Westley was a prominent citizen of the district, elected as a Town Councillor as well as serving a term as Mayor of the Town of Hawthorn in 1889-90. His high public profile was such that the completion of his house was reported in the *Boroondara Standard* in June 1888.² Westley resided at this address until the early years of the twentieth century, after which date he moved to a new residence *Maldavia*, at 169 Riversdale Road. Other members of his family continued to reside in the Riversdale Road area for several years.³

Subsequently, the property was occupied by Miss Lucy Coppin, daughter of the theatrical entrepreneur, philanthropist and prominent local resident, George Coppin. By 1915, Riversdale Road had been renumbered and the property became 110 Riversdale Road, during Miss Coppin's term of residence. By the early 1920s, the residence had been converted into apartments by Mrs Maud Zelman, wife of the conductor and musician Alberto Zelman, who lived nearby. By 1930 the residence was listed as *Warringa Flats* in the *Sands & McDougall Directory of Victoria*. The building was tenanted for many years, before the process of restoring it to a single family home commenced, with a change of ownership after 1974.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Spreydon, 110 Riversdale Road, Hawthorn, is a substantial two-storey Italianate brick villa on an asymmetrical plan. The hipped slate roof is finished with bracketed eaves and a pair of rendered brick chimneys with moulded caps. The walls display overpainted ruled ashlar render on a bluestone plinth with moulded quoins and bands. The double-fronted façade includes a double-height canted bay and is flanked on both sides by small projecting wings set back from the façade which terminate the return

verandah. The eastern wing provides a porch to the main entrance and has an unusual gabled roof and timber-framed infill at first floor level of unclear origins. Access is via an arched opening which is reflected in a blind opening at the rear and window opening to the side; the window contains multi-coloured glass. The western side wing has a double-storey parapeted form with pressed cement orbs and a blind arch to the verandah. The double-height cast iron verandah cranks around the canted bay and has bluestone steps, a rock-face bluestone plinth, diaper marble tiling, Corinthian columns, a fern motif frieze and balustrade. Cast iron brackets and the first floor frieze have been removed and sections of the balustrade are missing; it is unclear if there was ever a balustrade at ground floor level. Fenestration in the façade is repetitive between floors and openings have semi-circular arched heads, moulded architraves and tall timber-framed double-hung sashes with distinctive carved timber bottom sash rails.

Permits for additions and alterations were granted in 1988 and it is possible that these are the extensive rear additions visible in aerial photographs of the area.⁵ The additions do not impact on the views of the house from the street.

The frontage is unfenced and the front garden area is not landscaped.

Historical Context

The MMBW Plan No. 1502 of c. 1904 shows this section of Riversdale Road having been developed for a series of comfortable Victorian residences overlooking the tramline.

Comparative Analysis

In its overall scale, composition and Italianate detail, *Spreydon* can be compared with a number of examples throughout the municipality, many of which are similarly sited on prominent vantage points in Hawthorn. Though overpainted and missing some cast iron ornament, it can be compared with the Italianate villas at 149 Victoria Road, Hawthorn (q.v. graded B2) and Nos 1, 12 and 14 Goodall Street, Hawthorn (graded B1 and B2), which adopt a similar form, scale and styling with two-storey return verandahs with decorative cast iron, projecting canted bays and slate hipped roofs (note that No. 1 Goodall Street displays bichrome face brickwork). It is most similar, however to 83 Lisson Grove, Hawthorn (q.v. graded C*3) and 6 Gellibrand Street, Kew (graded B), both of which have verandahs which follow the canted outline of their bay windows.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: *The historical importance, association with or relationship to Boroondara's history of the place or object.*

Spreydon, 110 Riversdale Road, Hawthorn, is of historical interest for its association with its original owner, James Westley, prominent local resident and Mayor of Hawthorn (1889-90).

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Spreydon, 110 Riversdale Road, Hawthorn, is a fine and relatively externally intact example of a late Victorian villa, prominently sited on a large allotment. The house exhibits all of the hallmarks of the Italianate style including rendered masonry construction and moulded details, bracketed hipped slate roof, double-height canted bay and cast iron verandah.

Statement of Significance

Spreydon, 110 Riversdale Road, Hawthorn, is a fine and relatively externally intact example of a late Victorian villa, prominently sited on a large allotment. The house exhibits all of the hallmarks of the Italianate style including rendered masonry construction and moulded details, bracketed hipped slate roof, double-height canted bay and cast iron verandah. Though overpainted and missing some cast iron ornament, it remains a fine and representative example of its type. The house is also of historical interest for its association with its original owner, James Westley, prominent local resident and Mayor of Hawthorn (1889-90).

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² *Boroondara Standard* 1 June 1888, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Pattern of occupation and use derived from listings in the *Sands & McDougall Directory of Victoria*, various years.

⁵ An aerial photograph of the area dated 2004 is held by the City of Boroondara. Building Permit #5912(4627), dated 17 October 1988, City of Boroondara Building File 40/408/24013 Pt 1.

Name	House	Reference No	
Address	6 Summerlea Grove, Hawthorn	Survey Date	28 April 2006
Building Type	Residence	Grading	C*
Date	1927	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

In December 1923, allotments in the *Summerlee* estate subdivision were offered for sale, following the death of the property's owner Sir George Turner¹ The original Turner residence is thought to be extant today, now known as *Summerlea Lodge*, a block of flats at the northeast corner of Glenroy Road. Rate records for the 1925-26 rate cycle recorded that lots 8-10 (today 2-6 Summerlea Grove) were occupied by two unfinished houses – the one at No 2 Summerlea Grove being described as eight rooms brick and that at No 6 as eleven rooms brick. These flanked a seven room brick house at No 4 Summerlea Grove, occupied by accountant Harold Darby. The owners of the unfinished houses were George Towers and John Marriage of Windsor.²

It has not been possible to discern whether No 6 Summerlea Grove, the largest of the three properties, was actually designed and constructed as a single residence. As within a few years (by 1931-32), the property was described as two flats owned by Towers and Marriage and occupied by Dr Charles Adey (6 room flat) and Evan Wade (5 room flat).³ The building continued to be utilized as flats with John Marriage himself listed as an occupant in the late 1940s. Managed by estate agents J Purvis & Son, Hawthorn for many years, the property was sold in 1976, and after a series of alterations, appears to have been converted to a single dwelling.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

No 6 Summerlea Grove, Hawthorn, is a two-storied asymmetrically planned brick residence. The front façade adopts a stepped form, with the central porch and balcony and projecting eastern wing both sitting forward of the western end of the façade.

The main roof form is hipped and clad in Marseilles pattern terracotta tiles, as are the two secondary hipped forms projecting forward. The chimneys are brick, clad in roughcast stucco, with clinker-brick

necks and projecting tops corbelled on single header bricks. The eaves run flush under the roof, upward at an angle and are carried on exposed rafters.

The front elevation is framed by five masonry piers, the two framing the central porch being in stucco-covered brick, the remaining three, one at the north-west corner, the other two framing the projecting wing on the east front, being left as exposed face clinker brick. The corner piers stop short of the main roof and are carried visually, through a set of applied timber straps. The north-west bay is in fact two coupled canted bay windows divided only by the corner pier, a common Bungalow era motif.

Generally, most of the original windows are double-hung sashes with parallel and diamond-pattern leadlighting. In the case of the western bay, the first floor windows are in a bracketed box frame, with exposed clinker brick aprons immediately below, while on the ground floor is a projecting canted bay comprising three double-hung sashes with a curved and shingled apron.

The central balcony sits over the porch on a timber floor layer expressed externally with deep joists in a rather Japanese manner; above these the original shingling remains. The balcony itself appears to have been infilled with the addition of a series of horizontal windows. Behind the porch, the front doors are plainly framed in timber and may be an alteration.

Both ground and first floor levels of the eastern wing have large curved bay windows, comprising four double-hung sashes with a curved and shingled apron. The base is also in clinker brick.

To the extent it is visible from the street, the western side elevation of the house appears to be intact, including original windows. On the eastern side, a single-storey garage has been constructed. As viewed from the street this is presented as a solid brick garage wall with three slots above it, connected visually to the house by a scroll console. The garage doors immediately below feature vertical planking, slit windows and an embedded arch motif. This garage structure appears to be a later addition, possibly dating from c. 1976-8.⁵

Overall, the building appears to be broadly intact, other than for the infilling of the central balcony, possibly the modification of the entry doors within the porch, and the addition of the garage on the eastern side.

The property fence appears to be original, at least to the extent of the rendered brick piers, between which are located intermediate spans in slatted timber. The garden retains some mature tree specimens. A swimming pool was installed in 1987.⁶

Historical Context

As noted above, in December 1923, allotments in the *Summerlee* estate subdivision were offered for sale, following the death of the property's owner Sir George Turner⁷

Comparative Analysis

No 6 Summerlea Grove, Hawthorn, is a large house, asymmetrical to either side of a unifying central wing supported on columns or heavy piers. It resembles other houses of this period which are dominated by a central porch and balcony or chamber above that, a genre that had origins in attic-storey Federation houses, particularly in the Kew area.

High profile examples preceding this one would include Harold Desbrowe- Annear's MacKinnon, Kaye and Merfield houses, all in Toorak, of 1923-6.⁸ In Boroondara, Gawler and Drummond's 158 Mont Albert Road, 1920, (B-graded) was another of this type, albeit with the porch and balcony facing east to one side, as with *Netherby* at Studley Avenue Kew, 1915-17, by Osborn McCutcheon for Bates, Peebles and Smart. These examples used the central porch as a unifying device for otherwise asymmetrical fronts. *Netherby* used a conspicuously beamed platform to mark the balcony floor, as did No 6 Summerlea Grove.⁹ While perhaps not as distinctive or well-executed as some of these earlier examples, 6 Summerlea Grove is a fine and relatively externally intact example of the form.

The other conspicuous inheritance in the design of this building is the roughcast pier and shingled apron mode of the 'Manhattan Bungalow' typology of flats in the South Yarra and St Kilda areas, popular from the late teens into the early 1920s and heavily publicised in both the *Real Property Annual* and the *Australian Home Builder*. These were found in Toorak Road, the city end of

Dandenong Road and St Kilda Road. These blocks were designed to resemble houses or attached houses rather than flats, which still carried a social stigma in the 1920s. The central porch and balcony, in particular, could be used to give flats a 'detached house' appearance. This is seen in the *Sheringham Flats*, 206-8 Cotham Road Kew, of 1924-5 (B-graded), or *Whitehall* in Burwood Road Hawthorn, c. 1928 (ungraded).

However, No 6 Summerlea Grove appears to have built originally as a single residence, and is unusually close to the apartment house typology; it may be that a conversion to flats was contemplated as a future option.¹⁰

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 6 Summerlea Grove, Hawthorn, is a handsome and relatively intact example of a large interwar residence of the 1920s, with prominent hipped roof and an asymmetrical front dominated by a central balcony and porch and also featuring a circular side bay. It features materials and detailing typical of the period, including face brickwork, roughcast stucco, Marseilles pattern terracotta tiles, and shingling. The property retains its original front fence. It is of interest for its link to a related form seen in the 1920s, the flat block designed to appear as a single residence, possibly contemplating a later conversion to flats.

Statement of Significance

No 6 Summerlea Grove, Hawthorn, is of local historical and architectural significance as a handsome and relatively intact example of a large interwar residence of the 1920s, with a prominent hipped roof and an asymmetrical front dominated by a central balcony and porch and also featuring a circular side bay. It features materials and detailing typical of the period, including face brickwork, roughcast stucco, Marseilles pattern terracotta tiles, and shingling. The property retains its original front fence. It is of interest for its link to a related form seen in the 1920s, the flat block designed to appear as a single residence, possibly contemplating a later conversion to flats. While some alterations have occurred, these are of a relatively minor nature and do not compromise the street presentation of the building.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ *Summerlee* estate, subdivision plan, 15 December 1923, Batten & Percy collection, State Library of Victoria.

² City of Hawthorn Rate Books, 1925-26, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ City of Hawthorn Rate Books, 1931-32, #3746-7, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1930 and 1974; other details drawn from the draft citation prepared by G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁵ City of Hawthorn Building Card Index, # 12867, dated 26 July 1976, inspected 20 January 1978 (alterations, garage and verandah). The MMBW Plan of Drainage, # 1480, various dates, 1927-1942, appears to show a garage set back from the street, at the south-west corner of the house.

⁶ City of Hawthorn Building Card Index, # 12867, dated 26 July 1976, inspected 20 January 1978 (alterations, garage and verandah); # 4863 (3541), dated 20 July 1987 (pool).

⁷ *Summerlee* estate, subdivision plan, 15 December 1923, Batten & Percy collection, State Library of Victoria.

⁸ Harriet Edquist notes that these are actually a porch-chamber genre, rather than a balconied porch. See her *Harold Desbrowe-Annear: a Life in Architecture*, Melbourne, Miegunyah, 2004, pp. 150-5.

⁹ These houses are imaged in Julie Willis, Part 3 of Philip Goad (ed., contrib.), *Bates Smart*, Melbourne, Thames and Hudson, 2004, pp. 114-19.

¹⁰ This is of interest in the context of the original *Summerlea's* conversion to flats at the time this house was being built, see discussion in Butler's *Hawthorn Keynote Places*, pp. 194-5.

Name	Noorat	Reference No	
Address	534 Tooronga Road, Hawthorn	Survey Date	21 May 2006
Building Type	Residence	Grading	C*
Date	c. 1901	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The subject house is first listed in the City of Hawthorn Rate Books for the 1901-02 rate cycle, with a net annual value (nav) of £66. The owner was listed as Arthur H Bell, who owned other vacant allotments in the vicinity, including in Beaconsfield Road to the east.¹ In 1905 the house was sewered by the Melbourne & Metropolitan Board of Works, with the works carried out by L A Walker, ironmonger, of Auburn Road.² Arthur Bell, a dentist with rooms in Collins Street, resided at this address for only a few years, as the property had been acquired by the Wregg family by 1912.³ Subsequently the house was acquired by brewer Rudolph Boehnke, previously of 32 Barkers Road, Hawthorn. Boehnke resided at the subject address, at this time numbered 7 Tooronga Road, until 1919. One of the frequent re-numberings of houses in this portion of Tooronga Road occurred at this time, and a new property was listed as 1 Tooronga Road, at which time, the subject property became 3 Tooronga Road. The house was occupied from this date (c.1920) by Robert Ferguson, until the early 1940s. In c.1930, the house was again renumbered as further subdivision occurred, and *Noorat* was allocated the street address 11 Tooronga Road. From the early 1940s until the end of the 1960s, John Goulding and family owned the property. In 1969, the street was again renumbered, and 11 became 534 Tooronga Road. In 1970, V Caruso was recorded in the *Sands & McDougall Directory of Victoria* as the occupant residing at the address (until c. 1974).⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

Noorat, at 534 Tooronga Road, Hawthorn, is a single-storey, double-fronted, asymmetrical Federation-era villa of a transitional style which incorporates elements of the Queen Anne and bungalow styles. The gabled hip roof is clad with Marseilles-pattern terracotta tiles and finished with terracotta ridge capping, finials and exposed rafters. The main roofline incorporates a return verandah beneath a flared bellcast form and is penetrated by corbelled red brick chimneys. The verandah is supported by carved verandah beams and rendered Tuscan order columns with a concrete floor. The house has a

brick plinth with appliqué half timbering and roughcast rendered walls, all of which are overpainted. The verandah is truncated by a projecting bay on the south side of the west façade, which is further defined by a rectangular bay window and matching bay in the south side elevation. Fenestration is irregular and contains conventional timber-framed, double-hung sash windows. The main entrance is via an arched opening and contains a panelled timber door with multi-coloured leadlight surround.

The house is believed to be substantially externally intact and alterations appear to be confined to overpainting and rear additions, including additions undertaken in 1986, which are largely concealed from views from the street.⁵ The property is fronted by a non-original overpainted brick fence.

Historical Context

A number of large allotments at the north end of Tooronga Road, Hawthorn, were developed in the early twentieth century as part of the 'Mornane's Paddock' subdivision. *Noorat* was one of several properties on larger allotments, with the lots addressing Riversdale Road (to the north of the subject property), tending to be smaller. More generally, this area of Hawthorn remained largely rural in character until after the First World War, despite that fact that cable car, and later tram services, were offered on the Riversdale Road route.⁶

Comparative Analysis

In a broader sense, a comparison can be drawn between this property and the neighbouring house at 532 Tooronga Road (C-graded), which also exhibits a transitional combination of Federation planning and construction details with an emerging bungalow style, albeit with face brick walls. While number 532 has a lower level of integrity (which is reflected in its grading), it similarly features a bellcast terracotta roof which incorporates a return verandah supported by heavy timber posts with carved capitals. Both houses are simply composed, elegant, lightly-scaled houses by Federation standards, reiterating the broad Federation form of homestead-pattern hipped roof and flared, integral verandah, flanking bays closing the return verandah at each end, an angled corner and the use of timber verandah framing rather than cast iron. *Noorat* has been overpainted, but the external brick treatment was probably completed in a red face brick, similar to its neighbour at 532 Tooronga Road. The elegant turned verandah columns and relative simplicity of the verandah fascia (no frieze, only a single beam and projecting rafters) form a clearly Tuscan order that hints at the growing (early twentieth-century) Colonial Revival. The spreading verandah column heads, which resemble enlarged abacuses in timber, also echo aspects of Colonial Revivalism. While it is possible that these verandah elements, which appear to be early, may have replaced an original Federation treatment, there are precedents and contemporary comparisons in Boroondara. Christopher Cowper was using plain Tuscan verandah columns by 1906-7, as at 62 Riversdale Road, Hawthorn (B-graded) or 14 Studley Avenue, Kew (A-graded).⁷ At the same time the simple verandah post treatment on 532 next door (square-section posts with wing tops) and the appearance of related verandah beam and capital forms in Kew, as at 10 Fernhurst Grove (1899-1900, A-graded), or 11 The Avenue, Surrey Hills (1902, B-graded)⁸ show that several similar verandah details were being applied at the time 534 was being built. An element which also sets the subject house apart is the use of appliqué half timbering over the roughcast rendered walls, set on a brick plinth, which is an unusual external treatment.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Noorat, 534 Tooronga Road, Hawthorn, is a fine and relatively early example of a Federation era villa influenced by the bungalow movement. The dwelling's siting on a comparatively large allotment, and generous garden setback, also reflect elements of desirable residential development in Hawthorn at the turn of the nineteenth century.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Noorat, 534 Tooronga Road, Hawthorn, is an early fusion of the Federation villa, with its angled planning, return verandah and projecting bays, and the homestead bungalow house more typical of the 1910s. The house is also distinguished by elements of the growing early twentieth-century

Colonial Revivalism, including in the relatively simple verandah treatment with the elegant turned verandah columns and spreading column heads. Further, the use of appliqué half timbering over roughcast rendered walls above a brick plinth, is also an unusual external treatment.

Statement of Significance

Noorat, 534 Tooronga Road, Hawthorn, is of historical and architectural significance at a local level. It is a fine and relatively early example of a Federation era villa influenced by the bungalow movement. Its siting on a comparatively large allotment with a generous garden setback is also reflective of desirable residential development in Hawthorn at the turn of the nineteenth century. Architecturally, *Noorat* represents an early fusion of the Federation villa, with its angled planning, return verandah and projecting bays, and the homestead bungalow type more typical of the 1910s. *Noorat* is additionally distinguished by elements of early twentieth-century Colonial Revivalism, including the relatively simple verandah treatment; the use of appliqué half timbering over roughcast rendered walls above a brick plinth, is another distinguishing feature of the house.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ City of Hawthorn Rate Books, 1901-02, #6724, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² MMBW House Service Cover #47873, (1905-06)

³ City of Hawthorn Rate Books, 1912-13, #9260, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁵ Building Permit #1974, dated 2 May 1952 and #3909, dated 23 May 1986, details and drawing sourced from the City of Hawthorn Building Card Index.

⁶ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000; see also Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

⁷ Grading is indicated in Pru Sanderson's *City of Kew Urban Conservation Study*, 1989, v. 2, esp. Citations 40 (10 Fernhurst Grove), 44 (14 Studley Avenue)

⁸ Graeme Butler, *Camberwell Conservation Study 1991*, v. 4, p. 267-8.

Name	<i>Norrac</i>	Reference No	
Address	23 View Street, Hawthorn	Survey Date	28 April 2006
Building Type	Residence	Grading	C*
Date	1881-82	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Norrac, a brick house of twelve rooms, was constructed on a large allotment in 1881-82 for timber merchant James Wright, owner of the well-known Carron timber yard in Flinders Lane (the house name is that of the timber yard reversed). The house was sited facing south, taking advantage of views down the Auburn Road hill. The house was described as consisting of twelve rooms (occupied by 10 persons) and was rated with a net annual value (nav) of £125 in the Borough of Hawthorn rate books in 1882.¹ Other members of the Wright family owned houses nearby - in Elphin Grove, Lyndhurst Crescent and later at no 20 Rae Street. Graeme Butler has recorded that James Wright was a provisional director of the Hawthorn Building Society, with speculator and politician Frank Stuart in April 1888.² The Wright family remained resident at the property for many years, apparently extending the house to accommodate the needs of the family. By the 1901-02 rate cycle, the house was described as consisting of 14 rooms, with a household of seven and a nav of £180. Note that the address at this time was 10 Auburn Road, to which the property originally had an extensive frontage. James Wright was still listed as the occupier in c. 1910, succeeded by Miss Jane Wright who was listed as the occupant of *Norrac*, now re-numbered as 36 Auburn Road. By 1922-23, another timber merchant, Frederick Wright, was listed as the occupant of the house, with the owner of the property identified as the estate of James Wright. The net annual value of the property had increased to £275.³

Subdivision of the property occurred in 1923 as the *Auburn Heights* estate development. The house was retained as lot 17, but the original frontage to Auburn Road was subdivided and sold. Two new streets, View Street and Wright Street, were formed to service the new subdivision. The retention of the subject property on its allotment is the reason for the 'dogleg' in View Street.⁴ With a frontage now to View Street, the subject house was subsequently owned by Anne Taft and tenanted by Mr and Mrs Watts for many years, before being converted to apartments, a function it served from the mid 1950s until at least 1974.⁵

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Norrac, at 23 View Street, Hawthorn, is sited on a rise at the edge of the Auburn Road Hill, and is a single-storey, stuccoed masonry, Italianate villa of the early 1880s, with a projecting bay on the east side of the south façade. The roof is hipped and clad with plain slate tile cladding, iron ridge capping, and finial bases at the major hips. The chimneys have stucco-clad shafts with lightly sculpted cornices and string courses round their necks. The eaves are boxed with brackets in intermittent pairs, and a thin course line completes the composition of a bracket frieze. The west elevation, and west bay of the south elevation, have a thicker squared course line which appears to be a mounting point for a return verandah, now removed (the verandah is also evident in plan in the Melbourne & Metropolitan Board of Works plan #55, undated but late nineteenth century). There is also a verandah floor in place, now a front patio. The entry porch is composed as a miniature stucco-clad (portico) tower; this is also not believed to be original as it does not appear on the aforementioned plan, but may nevertheless be a relatively early alteration. The portico tower has a balustraded parapet (of interlinked concrete circles) and four piers topped with small brick 'ziggurats'. The portico has a tall arch facing south and a shorter entrance arch to the west. A cornice line is located below the main south arch; the arch is topped with an incised keystone, and two incised spandrel panels are located to either side of the arch. The west side of the entry tower is unusually plain, which is consistent with being bisected by a verandah roof. The front door frame is set in a third interior arch, with a wheel-spoke fanlight, sidelights and windowed front door, all of which may be original. A quartet of blind arches with plain reveals and moulded surrounds, line the upper internal walls of the portico; the ceiling is flat. Generally, the windows are timber-framed, double-hung sashes, flat headed with crisply moulded borders, with the west and south-west windows set in shallow breakfronts which is consistent with their originally being located under a return verandah. The larger south window is flanked by two narrow sidelights. Three windows are located in the canted projecting bay of the south façade. There is no front fence, with an embankment separating the central garden and house from View Street; the drive curves round to the west side with the present entry footpath to the east. This is consistent with the house having been divided into flats. The property has a thickly grown garden with agapanthus and other long-standing growth.

Historical Context

Norrac, which dates from the early 1880s, was constructed on a large allotment in the Auburn Road/Barkers Road area of Hawthorn. At the time of its construction there were a number of other large estates in the area.⁶ The subdivision of *Norrac* in the 1920s, and the layout of the *Auburn Heights* estate, is also consistent with the gradual breakup of these larger nineteenth landholdings in the early twentieth century, and the sometimes awkward road alignments which resulted when the original dwellings were retained.

Comparative Analysis

Norrac, at 23 View Street, Hawthorn, can be compared to several marginally larger single-storey, canted-bay Italianate houses, such as 16 Yarra Street, Hawthorn, in the St James Park heritage precinct, or the much larger *Wimba* at 235 Cotham Road, Kew (1862-70, graded A). It is also similar in resolution to *Hermon* at 2 John Street, Kew, which was finished much later, in 1898. These comparisons also acknowledge that *Norrac* formerly had a return verandah, presumably cast iron. The large front door frame, with wheel-spoke fanlight and slightly over scale, compares closely with 33 Alma Road, Camberwell (1888, graded B), as does the modulation of frontal scale and the individual enrichments around the windows, arches and aedicules, including the chamfering at the edge of each window. In terms of the portico tower, which is believed to be a comparatively early addition to the subject house (and may have reflected the desire of the owner, as was often the case, to emulate an architectural feature admired elsewhere), this can be compared to a number of single-storey, brick Italianate houses in this area, notably the group on the north side of Rathmines Road, Hawthorn (on the west side of Rathmines Grove). The use of the miniature tower form, dominating the entry area, as if from a scaled-down mansion, would also have reflected the fact that *Norrac* was historically in a prominent and quite exposed position, prior to the 1920s subdivision. In Boroondara, some of these tower forms also recur in the Wattle Valley Road area of Canterbury. The mode was also popular, at a smaller scale, in Sydney's inner western suburbs, especially the Strathfield-Croydon area.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Noorac, 23 View Street, Hawthorn, was quite a prominent house in the Auburn Road/Barkers Road area of Hawthorn, in the period before the landholding was subdivided as the *Auburn Heights* estate in the 1920s. The single-storey, canted-bay Italianate house was a popular option for affluent residents of the area in the latter decades of the nineteenth century. The addition of the tower portico (believed to be a comparatively early addition) also demonstrates aspects of its elevated and exposed position, in both adding protection to the entrance area, as well as a more highly visible architectural element.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Noorac, 23 View Street, Hawthorn, demonstrates several key elements which are typical of the 1880s Italianate mode in Boroondara, including the canted bay form and the approach to detail and composition. The return verandah was also consistent with this approach, and although removed, the house is nevertheless a good example of this type. The comparatively early addition of the portico tower is also consistent with late nineteenth and early twentieth century developments in desirable areas of Boroondara, where a miniature tower was used to draw attention to the entry. The addition may also have anticipated, or derived from, the eventual subdivision and creation of the new address to View Street.

Statement of Significance

Noorac, 23 View Street, Hawthorn, is of architectural and historical significance at a local level. Prior to the break-up and subdivision of its landholding in the 1920s, the house was prominently located in the Auburn Road/Barkers Road area of Hawthorn, where there were a number of large nineteenth century residential estates. The single-storey, canted-bay Italianate form was a popular option for affluent residents of the area in the latter decades of the nineteenth century. Although altered, through the loss of the return verandah and the comparatively early addition of the tower portico, the house is nevertheless significant as an example of a 'layered' Victorian dwelling, which retains several key elements typical of the 1880s Italianate mode in Boroondara. The addition of the mini tower also demonstrates aspects of its elevated and exposed position, and the desire of the owners to draw attention to the entry.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² *Boroondara Standard*, 13 April 1888, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ City of Hawthorn Rate Books, 1922-23, #6218, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ *Auburn Heights* estate plan, [1923], Batten & Percy Collection, State Library of Victoria.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974.

⁶ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000. See also Melbourne & Metropolitan Board of Works plan #55, undated but late nineteenth century.

Name	Surrey	Reference No	
Address	73 Wattle Road, Hawthorn	Survey Date	8 May 2006
Building Type	Residence	Grading	C*
Date	1898	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Nos 73 and 75 Wattle Road, an unmatched pair of free-standing brick residences, were constructed for gentlemen's outfitter Jesse Frederick Heward in 1898. Previously the allotment was occupied by a timber house owned by the Eastwood family since c. 1869.¹ Based on the c. 1902 MMBW Detail Plan no. 1486, it appears that the allotment was subdivided into two, with a narrow right-of-way established between them servicing both properties.

The two houses were assessed as brick houses, each of eight rooms, in the 1898-99 rate cycle with a net annual value (nav) each of £42.² Both houses were owned by Heward for several years, and let to a variety of tenants. By the early 1920s, *Surrey* was occupied by the Breheny family, who had previously lived next door at 75 Wattle Road. By the early 1930s, Sarah Breheny owned both houses, continuing to reside at the subject property and letting the other to tenants until the late 1950s. Subsequently, 73 Wattle Road was owned by E R Aston (c. 1957) and then by B Hay, from the early 1960s until at least 1974.³

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Architects Pty Ltd. *Wattle Road*, 1997; additional research by Lovell Chen, 2006)

Description & Integrity

Surrey at 73 Wattle Road, Hawthorn, is a two-storey single-fronted villa of brick construction and asymmetrical planning. The hipped slate roof features bracketed eaves and a corbelled brick chimney. Unusually for a freestanding house, the western side elevation is finished with a parapet wall. The Hawthorn brick façade is tuckpointed and finished with moulded string courses and a distinctive frieze, as well as red brick heads to openings; the sides are red face brickwork. The main entrance contains a panelled timber door with glazed surrounds. The entrance is flanked by a canted bay at ground floor level which rises up to form an open parapeted balcony, reached by a single door opening with a pair of non-original timber-framed French doors. Window openings contain conventional timber-framed double-hung sashes. A full-width verandah screens the ground floor façade and follows the canted

form of the bay. The verandah has corrugated galvanised steel roofing supported by timber posts with cast iron frieze and brackets.

Unspecified alterations and brick additions were approved in 1957 and a shed was constructed in 1965.⁴ It has been suggested that the front verandah may have been reconstructed, however this has not been confirmed; the house appears otherwise externally intact.⁵

The house is screened by a 1980s rendered brick wall which is set back from the front boundary to provide a paved parking area.

Historical Context

Wattle Road, first known as Weinberg Road, is an early street in Hawthorn and marks the location of a farming settlement established by a group of German immigrants in the 1950s. These farming allotments were gradually subdivided, a process which commenced as early as the late 1850s, with the result being an area which is mixed in character but which still retains some evidence of the early farming settlement.

Comparative Analysis

While it is evident that *Surrey* was constructed at the same time and for the same owner as the neighbouring 75 Wattle Road, the two houses differ in form and detail. Reflecting the fact that they were constructed on a subdivided single allotment, both adopt a two-storey, single-fronted form with slender facade built to the side boundaries (as noted above, a right-of-way was established between them). No 73 has a canted bay in the front façade, contrasting with No 75 which originally had a straight front with return double-height verandah which was terminated by the canted bay in the western side. The compositional arrangement of the two and the relationship between them is unusual and is interesting as a response to two narrow sites.

Stylistically both houses exhibit characteristics of the very late stages of the Victorian Italianate. Although the subject house has some similarities in a general sense to other single-fronted, two-storey Victorian houses, direct comparisons are difficult to identify in Boroondara where single-fronted two-storey Victorian villas are not particularly common.

Both individually and viewed as a pair, the two-storey form of these houses is distinctive in the Wattle Road context, which is predominantly single-storey (albeit comprising an eclectic collection of housing types and periods).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Surrey at 73 Wattle Road, Hawthorn, is a good and relatively externally intact example of a late Victorian two-storey villa. It displays many of the hallmarks of the type including bold tuckpointed Hawthorn brickwork, bracketed slate roof and cast iron detail to the verandah.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

As with its neighbour at 75 Wattle Road, *Surrey* at 73 Wattle Road, Hawthorn, is distinguished by its slender two-storey single-fronted form built to the boundaries, an atypical form for the area. The form and design of both buildings reflect their joint origins as two substantial houses constructed on a single allotment subdivided into two. *Surrey* also displays an unusual and eclectic composition combining a canted single-storey bay with open balcony above and single-storey verandah.

Statement of Significance

Surrey, at 73 Wattle Road, Hawthorn, is of local historical and architectural significance. A good and relatively externally intact example of a late Victorian two-storey villa, it displays many of the hallmarks of the type including bold tuckpointed Hawthorn brickwork, bracketed slate roof and cast iron detail to the verandah. As with its neighbour at 75 Wattle Road, *Surrey* at 73 Wattle Road is

distinguished by its slender two-storey single-fronted form built to the boundaries, an atypical form for the area, and which gives both residences a prominence in the streetscape. The form and design of both buildings reflect their joint origins as two substantial houses constructed on a single allotment subdivided into two. *Surrey* also displays an unusual and eclectic composition combining a canted single-storey bay with open balcony above and single-storey verandah.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Nos 73 and 75 Wattle Road could be included in the Heritage Overlay with a single overlay covering both properties.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Architects Pty Ltd., *Wattle Road*, 1997; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

² City of Hawthorn Rate Books, 1898-99, #2145-46, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974; City of Hawthorn Building Index.

⁴ Building Permit #1707, dated 1957 and #5833, dated 23 March 1965, City of Hawthorn Building Card Index.

⁵ Citation prepared for 73 Wattle Road, Hawthorn, Hawthorn Heritage Study, Meredith Gould Architects Pty. Ltd. 1997.

Name	<i>Loyola</i>	Reference No	
Address	75 Wattle Road, Hawthorn	Survey Date	8 May 2006
Building Type	Residence	Grading	C*
Date	1898	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Nos 73 and 75 Wattle Road, an unmatched pair of free-standing brick residences, were constructed for gentlemen's outfitter Jesse Frederick Heward in 1898. Previously the allotment was occupied by a timber house owned by the Eastwood family since c. 1869.¹ Based on the c. 1902 MMBW Detail Plan no. 1486, it appears that the allotment was subdivided into two, with a narrow right-of-way established between them servicing both properties.

The two houses were assessed as brick houses, each of eight rooms, in the 1898-99 rate cycle with a net annual value (nav) each of £42.² Both houses were owned by Heward for several years, and let to a variety of tenants. By the end of World War I the property was tenanted by the Breheny family, who within a few years, moved to the adjoining property, 73 Wattle Road. By the early 1930s, Sarah Breheny owned both houses, continuing to reside at 73 Wattle Road and letting the subject property to tenants until the mid 1950s. From the late 1950s the property was occupied by C H Vos, before being acquired by the Dwyer family in c. 1974.³

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Architects Pty Ltd. *Wattle Road*, 1997; additional research by Lovell Chen, 2006)

Description & Integrity

Loyola at 75 Wattle Road, Hawthorn, is a substantial single-fronted double-storey Italianate villa of brick construction and asymmetrical planning. The hipped roof is slate-clad with bracketed eaves and boldly ribbed brick chimneys. The walls display tuckpointed brown face brickwork with red brick window heads and moulded string courses on a bluestone plinth. The main entrance is set back in the west side elevation, now screened by a non-original skillion porch but which was originally accessed via a verandah which returned around the façade and was terminated by the projecting canted bay on the west side elevation. The narrow façade contains two pairs of timber-framed French doors at ground floor level which may have been altered at an early date.⁴ Above these is a pair of timber-framed double-hung sash windows.

It would appear that, with the exception of the removal of the verandah and possibly the French doors, the house is otherwise externally intact as viewed from the street. The property frontage is fenced by a non-original coursed bluestone wall.

Historical Context

Wattle Road, first known as Weinberg Road, is an early street in Hawthorn and marks the location of a farming settlement established by a group of German immigrants in the 1950s. These farming allotments were gradually subdivided, a process which commenced as early as the late 1850s, with the result being an area which is mixed in character but which still retains some evidence of the early farming settlement.

Comparative Analysis

While it is evident that *Loyola* was constructed at the same time and for the same owner as the neighbouring 73 Wattle Road, the two houses differ in form and detail. Reflecting the fact that they were constructed on a subdivided single allotment, both adopt a two-storey, single-fronted form with slender facade built to the side boundaries (as noted above, a right-of-way was established between them). No 73 has a canted bay in the front façade, contrasting with No 75 which originally had a straight front with return double-height verandah which was terminated by the canted bay in the western side. The compositional arrangement of the two and the relationship between them is unusual and is interesting as a response to two narrow sites. Both houses are also slightly unconventional in their form, which again appears to be a response to the nature of the sites and the form of development. In the case of No 75, the placement of the canted bay set well back on the side elevation is unusual, particularly in combination with the narrow street facade.

Stylistically both houses exhibit characteristics of the very late stages of the Victorian Italianate. Although the subject house has some similarities in a general sense to other single-fronted, two-storey Victorian houses, direct comparisons are difficult to identify in Boroondara where single-fronted two-storey Victorian villas are not particularly common. Nos 7-9 Doona Avenue, Kew (1880s, B-graded), are an earlier pair of double-storey, Italianate terraces (albeit semi-detached) with very similar canted bays on the side elevations.

Both individually and viewed as a pair, the two-storey form of these houses is distinctive in the Wattle Road context, which is predominantly single-storey (albeit comprising an eclectic collection of housing types and periods).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Loyola, at 75 Wattle Road, Hawthorn, is a good and broadly externally intact example of a late Victorian villa. It displays many of the hallmarks of the style including bold tuckpointed Hawthorn brickwork, bracketed slate roof and canted bay. While compromised to a degree by the loss of its original return verandah, the house appears to be otherwise generally intact and is an interesting example of the single-fronted two-storey villa form.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

As with its neighbour at 73 Wattle Road, *Loyola* at 75 Wattle Road is distinguished by its slender two-storey single-fronted form built to the boundaries, an atypical form for the area. The form and design of both buildings reflect their joint origins as two substantial houses constructed on a single allotment subdivided into two. *Loyola* is of interest for its unusual form, combining a narrow straight front facade with a canted bay set back on the side elevation.

Loyola exhibits a design which is more typical for generous allotments and which has been adapted to suit a narrow site as one of a pair. Individually and with its neighbour, the house stands as a landmark in the generally single-storey streetscape context.

Statement of Significance

Loyola, at 75 Wattle Road, Hawthorn, is of local historical and architectural significance as a good and broadly externally intact example of a late Victorian villa. It displays many of the hallmarks of the style including bold tuckpointed Hawthorn brickwork, bracketed slate roof and canted bay. While compromised to a degree by the loss of its original return verandah, the house appears to be otherwise generally intact and is an interesting example of the single-fronted two-storey villa form. In addition, *Loyola* exhibits a design which is more typical of generous allotments and which has been adapted to suit a narrow site as one of a pair.

As with its neighbour at 73 Wattle Road, *Loyola* at 75 Wattle Road is distinguished by its slender two-storey single-fronted form built to the boundaries, an atypical form for the area. The form and design of both buildings reflect their joint origins as two substantial houses constructed on a single allotment subdivided into two. *Loyola* is also of interest for combining a narrow straight front facade with a canted bay set back on the side elevation. Individually and with its neighbour, the house stands as a landmark in the generally single-storey streetscape context.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Nos 73 and 75 Wattle Road could be included in the Heritage Overlay with a single overlay covering both properties.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

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² City of Hawthorn Rate Books, 1898-99, #2145-46, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974; City of Hawthorn Building Index.

⁴ Citation for 75 Wattle Road, Hawthorn Heritage Study, Meredith Gould Architects Pty Ltd, 1997.