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<b>Name</b>	<i>Streamshall (or Stramshall)</i>	<b>Reference No</b>	
<b>Address</b>	173 Auburn Road, Hawthorn	<b>Survey Date</b>	6 January 2006
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1881-82	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

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**Intactness**     Good     Fair     Poor

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

#### History

William Hordern, merchant, constructed a large two-storeyed brick residence erected in Auburn Road on the corner of Auburn Grove with a summer house, asphalt tennis court, coachhouse, orchard and paddock, in 1881.<sup>1</sup> The coachhouse and stables were accessed from Auburn Grove and the extensive allotment appeared to extend along Auburn Road and Auburn Grove to the flanking laneways.<sup>2</sup> The house was designed by the architectural practice of [Nathaniel] Billing & Son. Hordern appears to have died during 1881, with the *Argus* of 26 November 1881 noting the auction of the late William Hordern's recently erected two-storey mansion on hill at Auburn Road, Hawthorn.<sup>3</sup> Despite this, the house remained in the Hordern family, and by 1882-83 it was listed in rate books as being owned and occupied by Cecilia Hordern.<sup>4</sup> Mrs. Hordern was owner/occupier still in 1888 when the house was described as an eleven-roomed brick house, NAV 230 pounds and remained in residence until at least 1900.<sup>5</sup>

(Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992, additional research by Lovell Chen, 2005)

#### Description & Integrity

*Streamshall*, at 173 Auburn Road, Hawthorn, is a substantial two-storey Victorian villa of brick construction in the Italianate style. The hipped roof is finished with slate and rendered brick chimneys with consoled moulded caps. The walls display an overpainted rendered finish with moulded string courses and projecting bays on the west and south flank a double-height cast iron return verandah. The verandah has an ogee-profile corrugated galvanised steel roof supported by fluted Corinthian columns with cast iron balustrade, frieze and brackets and non-original tiled floor. The main entrance is via an arched opening containing a panelled timber door with leadlight surrounds and non-original timber-frame screen door; a second door accesses the verandah at first floor level. A double-height canted bay window, located in the projecting bay of the façade, features windows with segmented

arch heads and metal valances at ground floor level and semi-circular arched windows with moulded archivolt at first floor level. Windows elsewhere in the principal elevations contain conventional timber-framed double-hung sashes.

Rear additions and alterations appear to be minor and are concealed from view from Auburn Road. The landscape has been completely renewed, a pool and shed may have been constructed and the property is fenced by a non-original brick wall and timber gates which probably date from the 1960s.<sup>6</sup>

### **Historical Context**

From the 1870s many mansion houses were constructed at Hawthorn, where the relatively close proximity to the city, the elevated nature of the area and the large quantity of land available encouraged the construction of large residences set within gracious grounds.

(Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992)

### **Comparative Analysis**

In its overall scale, composition and Italianate styling and detail, *Streamshall* can be compared directly 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 remarkably similar to *Church Hill* at 6 Hepburn Street, Hawthorn (Graded B2), which is enhanced by unpainted render and a commanding corner position. Similarly, it can be compared with the nearby Italianate villas at numbers 1, 12 and 14 Goodall Street, Hawthorn (graded B1 and B2), which adopt the same form, scale and styling with two-storey return verandahs with decorative cast iron, projecting canted bays and slate hipped roofs, although number 1 displays bichrome face brickwork. It is also similar to 149 Victoria Road, Hawthorn (q.v. graded B2) and 12 Sackville Street, Kew (albeit polychrome brick and graded A). Elsewhere in Hawthorn and Kew, *Streamshall* is a variant of the houses located at 58 and 83 Lisson Grove, Hawthorn (graded B2 and C\*3 respectively) and 892 Glenferrie Road, Kew (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.*

*Streamshall* is a good and relatively 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 and 1880s. While the full extent of its original setting has been reduced and the house is obscured from the street by a fence, it maintains its garden setting on an elevated site.

### **Statement of Significance**

*Streamshall* is of local significance as a good and relatively externally intact example of a substantial two-storey Italianate villa with hipped roof, projecting canted bay and two-storey verandah, large numbers of which were constructed throughout Hawthorn and the broader Boroondara area in the 1870s and 1880s. While the full extent of its original setting has been reduced and the house is obscured from the street by a fence, it maintains its garden setting on an elevated site.

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

<sup>1</sup> Borough of Hawthorn Rate Books, 1881-82 # 785; Gwen McWilliam, *Auburn Village*, Walk VII, Hawthorn Historical Society, 1988. It was described in the Hawthorn rate book as “unfinished” at that date but already with an NAV of 160 pounds. The previous year, 1880-81, Hordern’s vacant allotment in Auburn Road was valued at only twenty pounds.

<sup>2</sup> As indicated on MMBW Detail Plan No. 1544, City of Hawthorn, dated 1903.

<sup>3</sup> As noted in the Melbourne Mansions on-line database, record no. 1435.

<sup>4</sup> The house had a NAV of 175 pounds. Borough of Hawthorn Rate Books 1882-83, # 925.

<sup>5</sup> 1888 Rate Book Index No. 4399 (held in local history collection, Hawthorn Library).

<sup>6</sup> Details sourced from the City of Hawthorn Building Index, permit #461, dated 1944 (shed), permit #11817, dated 27 November 1974 (pool), and permit #6193, dated 10 December 1963, for construction of front fence.