
Name	<i>Warrowitur</i>	Reference No	
Address	1 Neave Street, Hawthorn East	Survey Date	6 March 2006, 11 April 2006
Building Type	Residence	Grading	B
Date	1890	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The accountant, Charles Brown, was listed as the owner/occupier for the first time in the 1890-91 Hawthorn rate records of a ten-roomed brick house in Neave Street, NAV £80.¹ The description remained the same in 1892.² This substantial brick residence was identified later as 1 Neave Street. Its site was in part of the Tower Hill Estate subdivided in 1883.³

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

Description & Integrity

As constructed, *Warrowitur*, 1 Neave Street, (then) Upper Hawthorn, was a large two-storey Victorian villa in the Italianate style with a single-storey rear wing. It is flanked by a pair of slightly later parapeted single-storey wings which extend towards the side boundaries; these may date from as early as 1895.⁴ The hipped main roof has a slate finish (refixed), bracketed eaves and red face brick chimneys with moulded bands, caps and antefixa. The parapeted side roofs are hipped and finished with non-original corrugated galvanised steel to match the original. The walls bear on a bluestone plinth and display tuckpointed bichrome Hawthorn brickwork. The break-fronted façade comprises three bays, with the centre projecting substantially beyond the sides, the full depth of the large rooms at both levels. A double-height cast iron return verandah screens the principal north, south and west elevations of the projecting bay; it extends on the south side to the main entrance and on the north to a second, altered, entrance. The verandah has been partially reconstructed at the south-west corner, generally reusing the original materials and the re-clad corrugated galvanised steel roof is supported by cast iron columns with dentilled cornices, cast iron friezes, brackets and balustrades. A section of the first floor south verandah contains a timber-framed and clad enclosure. Access to the verandah is via bluestone steps to the south and the floors are finished with predominantly original tessellated tiles to the ground floor and timber to the first floor level. The main entrance contains a panelled

timber door with stained glass panels and surrounds, bearing the property name and a non-original screen door. The second entrance from the north verandah contains a pair of non-original timber-framed double-doors. Fenestration to the double-storey section is regular between floor levels and comprises tall window openings with timber-framed double-hung sashes and conventional timber-framed double-hung sashes throughout. Some windows are fitted with panels of non-original shadecloth.

Recorded alterations to the property include a brick laundry, added in the 1950s and removed in the 1980s, carport, since demolished, repairs to the verandah, rear additions, fences and an outbuilding.⁵ The property has been subdivided, and a new residence constructed to the rear (4A Myrning Grove) with a new carport added to the northeast corner of the original house. The fences comprise a non-original timber picket fence to the Neave Street frontage, a reconstructed side fence comprising old and new pickets to Myrning Grove, and a reconstructed dividing fence to 3 Neave Street containing original wire fencing. The fountain and pond in the front garden are original, however the surround is not. The rear garden contains a small pond which was the central feature of an earlier conservatory, since demolished.

Historical Context

Neave Street formed part of the Tower Hill estate subdivision of 1883. Development of the estate was gradual with the subject property one of only a few substantial homes erected during the last years of the nineteenth century. Its distance from transport links at time of its subdivision may have accounted for the slow development of this part of Hawthorn.

Comparative Analysis

In its general Victorian styling, detail and scale, *Warrowitur*, at 1 Neave Street, Hawthorn East can be compared to many examples of two-storey Victorian villas throughout the municipality, particularly Hawthorn, Kew and Canterbury. Where it differs, however, is in the atypical planning and massing which comprises a dramatically projecting double-storey bay flanked by a pair of parapeted single-storey wings. In this regard it is quite uncommon, with no known comparisons.

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.

Warrowitur is a fine and relatively externally intact example of a substantial two-storey triple-fronted bichrome brick Victorian Italianate villa set on a generous garden allotment.

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.

Warrowitur is an unusual example of a late Victorian Italianate design; it incorporates parapeted single-storey wings flanking a prominent projecting bay, screened by an ornate return cast iron verandah. The richness of the composition is enhanced by the use of bichrome brickwork and rendered details.

Statement of Significance

Warrowitur, 1 Neave Street, Hawthorn East, is of local historical and architectural significance as a fine and relatively externally intact example of a substantial Victorian Italianate villa set on a generous garden allotment. *Warrowitur* is an unusual example of a late Victorian Italianate design; it incorporates parapeted single-storey wings flanking a prominent projecting bay, screened by an ornate return cast iron verandah. The richness of the composition is enhanced by the use of bichrome brickwork and rendered details. Though the site has been subdivided and a series of rear additions have been made, these changes do not detract from the presentation 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: Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992; Meredith Gould, Conservation Architects, Hawthorn Heritage Study Review, 1996.

Specific:

¹ Hawthorn Rate Book 1890-91 Eastern Division # 3964.

² Hawthorn Rate Book, 1892, # 5068.

³ Gwen McWilliam, *Hawthorn Peppercorns*, p.135.

⁴ As depicted on MMBW Detail Plan No. 1530, City of Hawthorn, published 1916 but possibly dated as early as 1895. This is supported by information supplied by the present owner, M Rawlinson, who believes the side wings were constructed within the first five years.

⁵ Details sourced from the City of Hawthorn Building Index, permits #292, dated 13 November 1947 (alterations); #704, dated 15 July 1949 (alterations); #126, 22 December 1952 (additions); #1520, dated 1957 (brick laundry); #6204, dated 17 December 1965 (carport); #13048, dated 7 October 1976 (alterations to dwelling); #14086, dated 1 March 1978 (repairs to verandah); #15900, dated 9 June 1980 (additions); #0274/91 (9109), dated 19 November 1991 (fence) and #134/92 (9588), dated 6 May 1992 (outbuilding).