

PLACE IDENTIFICATION FORM

ADDRESS

482 Barkers Road

TYPE

- Single Residence
- Multiple Unit Res.
- Shop
- Outbuildings
- Office
- Industrial Building
- Landscape feature
- Public building
- View
- Other

TITLE

"Strathroy"

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [] 2 [x] 3 []
 SIGNIFICANT [] SIGNIFICANT []
 STREET TREES KERB & GUTTERS

GRADING

A [] B [x] C [] D [] E []
 KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC [x] URBAN CONSERVATION AREA [x]
 VAS [] PLANNING SCHEME PROTECTION [x]
 CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE Nov. 91.

NEG FILE 36.29

Title
 Vol.
 Fol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date 1882-1883

Architect
 Builder
 Elements



- Contributing garden
- Original or early hard landscape layout
- Landmark tree
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good []
 Fair [x]
 Poor []

CONDITION Good [x]
 Fair []
 Poor []

CROSS REFERENCED INFORMATION

Associated significant garden [x]
 Renovated c1989. The original stables may survive behind at 6 Kildare Street.

482 BARKERS ROAD

"STRATHROY"

History

This large villa or small mansion was built in 1882-83 for John McCutcheon,⁸ a top executive of the powerful Commercial Bank, and next in line to the general manager, Henry Gyles Turner.⁹ "Strathroy" was described first in the Hawthorn rate book as "foundations only", owned and occupied by McCutcheon, NAV 50 pounds.¹⁰ The following year, 1883-84, when the property was owned and occupied still by McCutcheon, it was listed as house and land in Barkers Road, NAV 150 pounds.¹¹ Recent research has shown that McCutcheon was among the Commercial Bank's top executives who were involved in land booming activities, many of whom became insolvent. McCutcheon's insolvency was concealed until his death in 1900.¹² Despite the activities of its executives and the results of its "lavish advances to speculators", the Commercial Bank survived the crash which followed the boom.¹³

In 1888, McCutcheon leased "Strathroy" to Robert Anderson, gentleman,¹⁴ and in 1894, sold the property to William Thwaites, a civil engineer. "Strathroy" was later occupied by Sir Leo Cussen.¹⁵ Circa 1989 the 1880s residence was renovated. Its original stables may survive behind at 6 Kildare Street.¹⁶

Description

High fences conceal this property and prevent a full description and assessment.

The ground floor level could not be viewed. The property has clearly had extensive renovations, alterations and additions in recent times. Further inspection recommended.

A rendered Italianate residence with projecting side bay and recessed colonnaded arcade on two levels. The side elevations are plainly detailed in marked contrast to the heavy elaboration of principal facade to Barkers Road. The house is particularly large and qualifies as a mansion house both for its size and the extent of its garden setting.

Assessment

⁸. Hawthorn RB 1882-83 No. 1430; Ibid. 1883-84 No. 1806.

⁹. Michael Cannon, *The Land Boomers*, pp. 237-23.

¹⁰. Hawthorn RB 1882-83 No. 1430.

¹¹. Ibid. 1883-84 No. 1806.

¹². Cannon, p.237.

¹³. Ibid. pp.229-239.

¹⁴. Information supplied by Gwen McWilliam.

¹⁵. Cannon, p.237.

¹⁶. Information supplied by Gwen McWilliams.

PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 482 Barkers Road
Hawthorn
(cnr. Kildare & Barkers Road)

TITLE "Strathroy"

EXISTING DESIGNATION HBR [] AHC [] NT [] SIGN. T. [] VGS []

STREETSCAPE LEVEL 1 [] 2 [X] 3 []

GRADING A [] B [] C [] D [X] E []

RECOMMENDED FOR HBR [] AHC [] SIGNIFICANT TREE REG. [] PSP [X]
CULTURAL LANDSCAPE [] URBAN CONSERVATION AREA [X]

SURVEY DATE 5.12.91

NEG FILE EA

Title
Vol.
Fol.

THEME

- [] Early Settlement
[X] Mansions
[] Victorian Garden
Suburb
[] Municipal dev.
[] 1870s growth
[] Garden villas
[] Working enclaves
[] Commercial Centres
[] Edwardian Prosperity
[] Interwar Housing
[] Flats and Offices

DETAILS

Date 1882-1883

Designer

Layout/Structures

1903 MMBW Map no. 1560 shows an extensive property with curved driveways and various garden beds. The house and garden is well hidden behind a modern, high fence. The large Pine behind 33A Harcourt Street may in fact be (or have been) part of "Strathroy".

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY Good []
Fair [X]
Poor []

CONDITION Good []
Fair []
Poor []
Unclear

Site inspection required.

ALTERATIONS

CROSS REFERENCED INFORMATION

Associated Structures [X]

As the gardens were only surveyed from the front footpath, all assessments are incomplete and hence provisional. The scope of the study did not permit garden access which would

482 Barkers Road cont.

Harcourt Street developed as a suburban mansion precinct in the 1870s and 1880s. This building backs onto those mansions on the Hawthorn Hill. Consistent with its prominent location in Barkers Road, it has a showy form, lacking the subtlety of the more secluded Beswicke designed examples in Harcourt Street. From the limited view possible the detailing appears to be typical for the period. The architect is unknown.

Significance

Metropolitan

1. "Strathroy", built in 1882-83, is of historical significance as a striking example of the small mansions in garden settings built in Hawthorn during the 1880s for wealthy and notable local residents. It has significance as the home during the early 1880s of John McCutcheon, land boomer and a top executive of the Commercial Bank, an important Victorian financial institution.
2. "Strathroy" contributes to the mansion house precinct of Harcourt Street.