

PLACE IDENTIFICATION FORM

ADDRESS

1 Bayview Avenue

TYPE

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

TITLE

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE Nov. 91.
 NEG FILE 71.01,02,03
 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 1886-1887
 Architect Thomas Barret?
 Builder
 Elements -
 House, outbuildings, garden
 and fence



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

- | | | | |
|-----------|--|-----------|--|
| INTEGRITY | Good [<input checked="" type="checkbox"/>] | CONDITION | Good [<input checked="" type="checkbox"/>] |
| | Fair [] | | Fair [] |
| | Poor [] | | Poor [] |

CROSS REFERENCED INFORMATION

Associated significant garden []

1 BAYVIEW AVENUE

History

Thomas Barrett, builder, was the first owner and most probably the builder in 1886-87 of the grey cement-rendered house now known as No. 1 Bayview Avenue.¹ Vacant land in 1885,² the house was commenced in 1886, occupied by T.B. Bryant, and with an NAV of only 22 pounds.³ By 1888, Barrett's house had an NAV of 50 pounds and was occupied by Henry Curtis, Professor of Music.⁴

Twenty eight new homes were built in the Bayview Avenue subdivision between 1884 and 1889, most probably encouraged by the opening of the new Auburn railway station in 1882. A painting by the artist Frederick McCubbin titled "Winter evening, Hawthorn", shows the original farm in the area and a distant view with the town hall across the fields. McCubbin bought a block in the estate but later moved away. Thomas Barrett built most of the houses on the east side of Bayview Avenue, probably including McCubbin's at No. 9.⁵

Description

A large single storey boom style villa, providing with no. 2 opposite, a gracious entrance character for Bayview Avenue, fitting for this prestige subdivision off the mansion house precinct of Harcourt Street. The house faces Bayview Street, not Harcourt Street, but addresses the corner with superb render detailing to the wall surfaces. From Bayview Street the elevation is symmetrical, with a central entry recessed between two projecting bay windowed wings. The verandah is recessed at the entry to emphasise the bay projections and creates a verandah bay. Verandahs return to the sides on slender paired columns.

The walls drip with render embellishment. Quoins to the corners are heavy vermiculated as are the bay panels, an acanthus leaf frieze defines the bay projections and the eaves are heavily bracketed. Decorated modillions occur between the brackets. At the entrance, sculptures adorn the entry stairs.

The render is unpainted. The fence has been replaced in imitation of the original. Some original pickets survive. An early timber outbuilding survives at the rear.

Assessment

The designer for this building was probably the builder Thomas Barrett. Certain details of construction suggest a compilation approach rather than the purposeful order expected from architects work, notably the juxtaposition of the side wall to the stairs and the timber verandah, and the narrow entry onto the verandah. Notwithstanding the building is elegantly proportioned and

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1. Hawthorn RB 1886-87 No. 1875.
 2. Ibid. 1885-86 No. 2517 (NAV ten pounds).
 3. Ibid. 1888-89 No. 2376.
 4. *The Village of the Rathmines Area Walk V*, Hawthorn Historical Society, Gwen McWilliam, 1987-88.
 5. Ibid.

1 Bayview Avenue continued

surviving as it does without painting to the render, is amongst the most intact boom style villas in Hawthorn.

The detailing is standard for the period however the double bayed verandah is unusual on such a small building. More usually the verandah has only one bay extension or a skillion roof without projection. A similar though less elaborate detailed example can be found at 43 Auburn Road.

Here the builder has crammed in as many embellishments as possible to attract the eye on this prominent corner location, and to set an impression to permeate the less elaborate buildings he constructed in the rest of the street.

Significance

Metropolitan

1. This street provides perhaps the best illustration of the flow on effect on social status, which Hawthorn's mansion houses had on proximate middle class housing. Historically significant in illustrating the development of an Auburn Village and the influence of speculation in that development.
2. Amongst the best surviving examples of single storey boom style building in Hawthorn.
3. The best of a number of houses in Bayview Avenue built by Barrett and among the twenty-eight new houses built in that street between 1884 and 1889, encouraged by the opening of the new Auburn railway station in 1882. Illustrative of development encouraged by transport.



i Bayview Avenue