

**PLACE IDENTIFICATION FORM**

ADDRESS

2 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 [x] 3 [ ]  
SIGNIFICANT [ ] SIGNIFICANT [x]  
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 71. 11.

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 1888  
Architect  
Builder John Kaiser?  
Elements -  
House and garden.



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [x]?  
Fair [x] Verandah.  
Poor [ ]

CONDITION Good [x]  
Fair [ ]  
Poor [ ]

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

## 2 BAYVIEW AVENUE

### History

A well-known local builder, John Kaiser, was most probably responsible for the construction of the fine polychromatic brick tower house at No. 2 Bayview Avenue. Kaiser also built Nos. 4-10 behind.<sup>6</sup> The Hickerley House in Bayview Avenue, with an NAV of 70 pounds, appeared first in the 1888-89 Hawthorn rate book.<sup>7</sup>

Twenty-eight new homes were built in the Bayview Avenue subdivision between 1884 and 1889, 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. Another Hawthorn builder, Thomas Barrett, built most of the houses on the east side of Bayview Avenue,<sup>8</sup> including No. 1 in 1886-87.<sup>9</sup>

### Description

With similar aspirations as No. 1 Bayview Street opposite, this basically simple house seeks to catch the eye by the inclusion of a tower on the Harcourt Street frontage. The squat Italianate tower is executed in polychrome brick with render embellishments unrelated to the detailing elsewhere, only on the parapet. The house is a bay fronted simple Italianate villa, typical of many constructed in Hawthorn in the 1880s.

### Assessment

The tower sits very awkwardly against the end of the return verandah and has no relationship with the villa to which it attaches. Architecturally, this building breaks no new ground. It is neither a good example of a towered villa or of a basic villa. It is outstanding however in its blatant speculative form, with embellishment purely aimed at impressive effect. As such, it is amongst the best examples of the 1880s speculative approach.

### 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. Historically significant as an illustration of the speculative approach to development in Hawthorn in the 1880s boom.

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<sup>6</sup>. *The Village of Rathmines Area Walk V.* Hawthorn Historical Society, Gwen McWilliam, 1987-88.

<sup>7</sup>. Hawthorn RB 1888-89 No. 2366.

<sup>8</sup>. McWilliam, op. cit.

<sup>9</sup>. Ibid.

2 Bayview Avenue continued

3. The Hickerley House is the best of a number of houses in Bayview Avenue built by Kaiser and is among the twenty-eight new homes 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.