

PLACE IDENTIFICATION FORM

ADDRESS

1 Beaconsfield Road

TYPE

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

TITLE

"Marathon"

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE

Nov. 91.

NEG FILE

76-34,35

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 1888-1889

Architect

Builder James Morgan, builder

Elements - [firstowner]

House and garden.



- Contributing garden
- Original or early hard landscape layout
- Landmark tree (cypress sp.)
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [x]  
Fair [ ]  
Poor [ ]

CONDITION Good [x]  
Fair [ ]  
Poor [ ]

CROSS REFERENCED INFORMATION

Associated significant garden [ ]



## 1 BEACONSFIELD ROAD

### "MARATHON"

#### History

James Hamilton Morgan, builder, (and later civil servant) was listed in the 1888-89 Hawthorn rate records as the owner/occupier of a six-roomed brick house "in progress", NAV twenty pounds.<sup>3</sup> This was later identified as "Marathon" at 1 Beaconsfield Road. A six-roomed brick house on the other side of the road owned by Lionel Robinson, sharebroker, was already completed and may have also been built by Morgan.<sup>4</sup> By 1889-90, Morgan's home was complete with an NAV of sixty pounds.<sup>5</sup> It was described in 1890-91 as an eight-roomed brick house, NAV seventy pounds.<sup>6</sup>

#### Description

A substantially intact, single storey row house adapted to an open garden setting. Notable original features include portions of render still exhibiting early or original lime wash in ochre, and unpainted brickwork.

The design is unusual. The left hand portion is a standard brick row house, with a parapet and central decorative feature on a bracketed string course as the main embellishment. To this standard row house composition has been added a projecting bay on the right hand portion of the facade. This is unusual because the balustraded parapet has been extended to accommodate this. Usually, when a bay projects the roof is hipped to the receding portion. This arrangement is more like an all encompassing parapet to a mansion house with recessed verandah. Here however the extent of the parapet is limited to the front facade.

The walls are hawthorn brick with cream trims in diamond pattern.

A large cypress of considerable age is located adjoining this bay.

#### Assessment

In the development of the suburban villa three main streams of adaptation occurred. The first was a gradual increase in size of the free standing cottage, adopting a rural pattern with verandahs commonly at the front and rear. The second was a change to row house design and/or freestanding design on a small allotment and the third a size reduction down from mansion houses.

Through the nineteenth century these three streams developed to produce a wider building usually two rooms wide with a central hall, side windows, then eventually a design which addressed the front and side elevations of the house as a whole. This house at 1 Beaconsfield Road illustrates the adaptation process from row house to a wider building with windows, but still a design

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<sup>3</sup>. Hawthorn RB 1888-89 No. 4077.

<sup>4</sup>. See research into "Euroma" at 2 Beaconsfield Road.

<sup>5</sup>. Hawthorn RB 1889-90 No. 3675.

<sup>6</sup>. Ibid. 1890-91 No. 4193.



## 1 Beaconsfield Road continued

which addresses only the street despite its wide garden block, leaving it half way between a garden villa and an inner suburban row house. The house opposite, at 2 Beaconsfield Road probably by the same builder also illustrates this process, however they are rare in this built form of Hawthorn.

### Significance

Metropolitan

1. Architecturally significant for the illustration of the adaptation of row house design to suit the garden suburb.
2. With No. 2 a gateway landmark to Beaconsfield Road.

