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<b>Name</b>	<i>Victoria</i>	<b>Reference No</b>	
<b>Address</b>	7 Beaconsfield Road, Hawthorn East	<b>Survey Date</b>	26 April 2006
<b>Building Type</b>	Residence	<b>Grading</b>	C*
<b>Date</b>	1890-91	<b>Previous Grading</b>	C*3



**Extent of Overlay**

To title boundaries.

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**Intactness**     Good     Fair     Poor

**Heritage Status**     HV     AHC     NT     Rec.    BPS Heritage Overlay

**History**

The original site of this property was part of the 'Mornane's Paddock' subdivision in 1882, the year after the death of the British Prime Minister, Sir Benjamin Disraeli, also Earl of Beaconsfield. The streets in this district took their names from prominent British citizens. Graeme Butler has recorded that despite the successful sale of the subdivided lots, development proceeded slowly, perhaps because of the availability of vacant land elsewhere which was better served by transport services.<sup>1</sup> Rate records for the 1890-91 cycle listed Thomas Gwillam as the owner and occupier of a brick two-storeyed house, consisting of seven rooms. It was rated with a net annual value (nav) of £70. By the 1892-93 rate cycle, the nav had increased to £80 and the house had increased to eight rooms.<sup>2</sup> Gwillam remained at this address until c. 1906, after which time the house was tenanted. Gwillam subsequently moved to Croydon to farm.<sup>3</sup> Rate records for the mid 1940s recorded that Nellie Gwillam, resident in Croydon, was still the owner of the subject property, with tenant Mrs Blanche Mitchell in residence.<sup>4</sup> The property was subsequently occupied for a number of years by P J Macdonald, until at least 1974.<sup>5</sup>

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

**Description & Integrity**

*Victoria*, 7 Beaconsfield Road, Hawthorn East, is a large two-storey brick house which dates from the early Federation period. It has a gabled projecting wing on the north side of the principal west façade, and a transverse gabled wing with a verandah to the south side of the projecting bay. The verandah is marked by a timber frieze at ground level and a balustrade at first floor level in alternating solid timber panels and frieze sections, in a consciously Japanned balustrade composition. The verandah posts are timber with fretwork brackets to the frieze and the first floor cornice. Both the main and verandah roofs are clad in terracotta tiles in a Marseilles pattern. A chimney on the rear roof plane has an exposed red brick stack and deeply sculpted stuccoed cornice. The external walls are plain-

coursed exposed brick, and the fenestration to the principal façade comprises large, double-hung timber sashes, with heads shaped as depressed pointed arches. The door head is similarly treated; the door surrounds include leadlight side and top lights. The gables to each wing are topped with timber finials, and vertical and diagonal timber strapping bisected by raised planks to form a half-timbered effect. The bargeboards are scalloped, in the manner of picturesque Gothic bargeboards of the 1840s or 1850s. The gables are also corbelled out a short distance on what appears to be a stucco frieze. Two course lines link the projecting wing's front to the balustrade and floor plate lines of the upper verandah.

A painted weatherboard element is visible at the rear, at the apex to the driveway. The driveway itself is brick paved, the front fence is comparatively recent and is of lapped timber palings with a timber plate to the top. The gates, also recent, are paneled and diagonally planked, referring to the gable and to other details such as the front door paneling.

### Historical Context

The subject property at 7 Beaconsfield Road, Hawthorn East, is on an allotment which dates from an early 1880s subdivision of an area known as 'Mornane's Paddock', although the house itself was not constructed until 1890-1. It is one of several houses in the street constructed in the years following this subdivision, although development was slow and the street has dwellings from later periods.<sup>6</sup>

### Comparative Analysis

*Victoria*, 7 Beaconsfield Road, Hawthorn East, is a transitional design, moving from mid-nineteenth century forms and inflection toward what later became referred to as Federation style. The house reflects leading design directions of the time, from the Free Romanesque thickness of its window heads and front door arch, to the straightforward, plain coursed exposed brick walling, the planked and 'half-timbered' gables, the close connection of the verandah roof to the main roof (to an extent where the two are almost fused). In Hawthorn, in its general directions, the subject dwelling compares with E G Kilburn's *Cestria*, at 521 Glenferrie Road, of 1891 (A graded); with the Shingle Style and brick amalgam of 98 Riversdale Road (A grade)<sup>7</sup>, and with Alfred Dunn's flanking buildings around his Oxley Road Wesleyan Church of 1890. *Victoria*, is not as accomplished as any of these, and could be read more as a set piece of reformist architectural moments although it does have a reasonably bold and exploratory composition for 1890-1. This includes the use of the Japanned fretwork to the verandah frieze, and the progressive fusing of verandah and main house roofs. Its bold use of large double-hung sashes also compares with Hyndman and Bates' *Lineda* in Balwyn and *Rokeby* at 76 Athelstan Road, Camberwell, both of 1891,<sup>8</sup> but 7 Beaconsfield Road does not have the signature chimneys, or freely pyramidal compositional character, of a Hyndman and Bates design. In suburbs around Hawthorn, the counterparts would include Reed, Smart and Tappin/Henderson and Smart's seminal Queen Anne- Romanesque- Free Style fusions, such as *Urangeline* at 349 Barkers Road, of 1884, or *Holyrood* at 816 Riversdale Road, Camberwell, of 1890.<sup>9</sup>

### 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.*

*Victoria*, 7 Beaconsfield Road, Hawthorn East, is a transitional design which moves from, yet retains elements of, the mid-nineteenth century through to the emerging Federation style. Its large and solid construction in a generous garden setback, with a prominent streetscape position and presentation, is also representative of desirable Hawthorn residential development of the late nineteenth century.

**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.*

*Victoria*, 7 Beaconsfield Road, Hawthorn East, is a competent design from the outset of the Federation period, which incorporates a number of important elements of the emerging Australian free style of the early 1890s (later known as Federation style). It reflects aspects of some more notable Hawthorn counterparts (several of which have gained national note), but is an important and valuable design for 1890-1 nonetheless, particularly in the bold use of the Japanned fretwork to the verandah, the fusing

of verandah and main house roofs, and the highlighted application of the Free Romanesque heads to the windows and door.

### Statement of Significance

*Victoria*, 7 Beaconsfield Road, Hawthorn East, is of local historical and architectural significance. It is representative of much desirable residential development in Hawthorn in the late nineteenth century, as a large house in a generous garden setting, with a prominent streetscape position and presentation. Architecturally, it is a transitional design which displays elements of the mid-nineteenth century through to the emerging Federation style. It is also an important and valuable design for 1890-1 which shows boldness in the use of the Japanned fretwork to the verandah, the fusing of the verandah and main house roof forms, and the highlighted application of the Free Romanesque heads to the windows and door.

### 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:* G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

*Specific:*

<sup>1</sup> G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>2</sup> Town of Hawthorn Rate Books, 1890-91, #4191; 1892-93, #5313, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>3</sup> *Sands & McDougall Directory of Victoria*, various years between 1920 and 1945.

<sup>4</sup> City of Hawthorn Rate Books, 1945-46, #1146, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>5</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1960 and 1974.

<sup>6</sup> G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>7</sup> Details sourced from George Tibbits, 'An emanation of lunacy', Ch 4 in Trevor Howells (ed., contrib.), *Towards the Dawn: Federation Architecture in Australia, 1890-1915*, Hale and Iremonger, Sydney, 1989, pp. 48, 62.

<sup>8</sup> See Miles Lewis, 'A house divided', Part 2 of Philip Goad (ed., contrib.), *Bates Smart: 150 Years of Australian Architecture*, Thames and Hudson, Melbourne, 2004, pp. 66-112, esp. pp. 78-83; Lovell Chen and Associates, *Revision of B-Graded houses*, City of Boroondara, 2006 (for 76 Athelstan Road).

<sup>9</sup> See Lewis, above.