

<b>Name</b>	<i>Euroma</i>	<b>Reference No</b>	
<b>Address</b>	2 Beaconsfield Road, Hawthorn East	<b>Survey Date</b>	26 April 2006
<b>Building Type</b>	Residence	<b>Grading</b>	C*
<b>Date</b>	1888-89	<b>Previous Grading</b>	C*3



#### Extent of Overlay

To title boundaries.

**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 of 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 better served by transport services.<sup>1</sup> Lionel Robinson was recorded as the owner of a brick house of six rooms, rated for the first time in the 1888-89 rate cycle, with a net annual value of £50.<sup>2</sup> By the following year, it was described as consisting of seven rooms.<sup>3</sup> The house was owned by Robinson until c. 1906, but is thought to have been tenanted for many years, until the early 1920s. From this date, the property was owned and occupied by builder Walter Ashby, into the mid-1960s.<sup>4</sup> The house was subsequently occupied by L C Nettlebeck until at least the late 1970s.<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

*Euroma*, at 2 Beaconsfield Road, Hawthorn East, is substantially intact externally, and is a single-storey, double-fronted bichromatic brick house with verandah, in a broadly Italianate style. It is sited unusually close to the street for houses of this type and in this locality. The roof is screened by a parapet, with an Italianate balustrade punctuated by urns (all of which appear to be present), and scroll brackets to the parapet and eaves, regularly spaced with rosettes between; female heads are placed at the apex of each flanking wing wall. An elaborate central stylized pediment is located in the parapet over the verandahed bay, with a moulded 'scallop shell' element and 'Euroma' picked out in relief beneath the shell. The chimneys are stuccoed and solidly corniced. The massing resembles two single-storey terrace units side by side, with one 'terrace' (living room wing) projecting forward. A later garage, with similar brick treatment and detailing to the original house, forms a third bay, recessed behind the projecting bay and of lesser height. It is also fronted by a large concrete apron.

A small bay was added to the north side in recent years. *Euroma's* walls are Hawthorn brick, tuckpointed and interspersed with cream brick patterned to represent stepped quoins and arch stones above each window. The verandah has a floral cast iron frieze and concave roof, clad in corrugated galvanized iron. The door case and front door appear to be original, although placed behind a wrought iron screen door that is later. The front and side garden setbacks are limited, and located behind a recent picket fence.

### Historical Context

*Euroma*, at 2 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 the late 1880s. It is one of several houses in the street constructed in the years immediately following this subdivision, although the street also has dwellings from later periods.<sup>6</sup>

### Comparative Analysis

*Euroma*, 2 Beaconsfield Road, Hawthorn East, compares most directly with *Marathon* (no. 1 Beaconsfield Road) opposite, which may have been built by the same builder.<sup>7</sup> This dwelling utilizes similar materials, details and patterning, but in a more conventional canted bay and verandah composition, rather than the double-cube massing evident at no. 2. *Marathon* is also placed more conventionally on its site, further back from the street. Several other houses also resemble the subject site in this part of Hawthorn, but again the massing is generally not seen elsewhere for this period.

### 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.*

*Euroma*, 2 Beaconsfield Road, Hawthorn East, is broadly Italianate in style, but this is reflected primarily in the materials and detail assemblage, rather than in the massing. The bichrome brickwork, asymmetrical plan, and prominent parapet-crown represent signature elements and material usage in Melbourne houses of the 1880s. The house's garden placement can also be considered a forerunner to the Federation style's use of diagonal site placement and planning.

**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.*

*Euroma*, 2 Beaconsfield Road, Hawthorn East, has an unusual double-cube massing that reads as two parallel fronts rather than as a typically unified asymmetrical Italianate front. There are comparable Hawthorn examples, but the composition appears rare outside Hawthorn. Similarly, it is unusual for a house massing to be pushed as close to the street as occurs with this design, given the size of its site and garden.

### Statement of Significance

*Euroma*, 2 Beaconsfield Road, Hawthorn East, is of local historical and architectural significance. It was constructed in 1888-9 in broadly Italianate in style, which is reflected primarily in the materials and detailing, rather than in the unusual double-cube massing. The bichrome brickwork, asymmetrical plan, and prominent parapet-crown also represent elements which were popularly employed in Melbourne houses of the 1880s. The house's relatively close placement to the street, in its immediate context, is additionally of interest, and in combination with the unusual design, contributes to the character and diversity of the streetscape.

### 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, 1888-89, #4055, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

<sup>3</sup> Town of Hawthorn Rate Books, 1890-91, #4173, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992

<sup>4</sup> City of Hawthorn Rate Books, 1922-23, #9737; 1945-46, #11410, 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 1955 and 1974; City of Hawthorn Building Index cards.

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

<sup>7</sup> Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992: notes that James Morgan, builder, resided at *Marathon* and may have built both houses.