

PLACE IDENTIFICATION FORM

ADDRESS

10/12 Beaconsfield Road

TYPE

- Single Residence
- Multiple Unit Res.
- Shop
- Outbuildings
- Office
- Industrial Building
- Landscape feature
- Public building
- View
- 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 77.05.06
 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 c1940
 Architect
 Builder
 Elements -
 Pair of maisonettes,
 garden.

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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good Fair Poor
 CONDITION Good Fair Poor

CROSS REFERENCED INFORMATION

Associated significant garden

10/12 BEACONSFIELD ROAD

History

This pair of maisonettes were both owned by John Tippett of Tooronga Road,⁷ owner of their sites from the early 1930s.⁸ In 1941-42, the pair were described as brick houses of five rooms occupied by Amy Margaret Rule (10) and Percival John Jenkins, tram employee (12).⁹

Description

A pair of maisonettes, very carefully designed to appear as one garden villa. The design is purposefully asymmetrical with different treatments to the entrances, and a receding, less obvious entry to the smaller, secondary unit.

The design includes a prominent chimney with the name executed in render with a Hollywood like character. The garden reinforces the design and a low fence allows a greater presence in the street given the small setback.

Assessment

Many maisonettes were constructed in Hawthorn in the 1930s and just after the second world war. This period of Hawthorn's life was its least socially desirable. Much of the housing stock had reached 70 or 80 years of age, it needed maintenance, and was unfashionable. Many other suburbs had opened up, and attracted the wealthier occupants away. Kew, Camberwell, North Balwyn, Malvern and others were more desirable. Many of the large homes were subdivided for flats, others were demolished for large flat block development (particularly in the 1960s) and on the newly subdivided mansion house allotments many maisonettes were constructed. Hawthorn was an attractive location for the latter. It was close to the city and well serviced by many forms of transport. The small investor could live in one unit and rent out the other, as occurred here, and land cost per unit could be kept low. The maisonette form still kept the garden suburb image alive.

This building is amongst the best examples of maisonette construction from the "flat era" of Hawthorn's development. It is substantially intact and represents a particularly successful attempt at accommodating two units in a garden villa form.

Significance

Metropolitan

1. Amongst the best examples of maisonette construction from the least socially desirable phase of Hawthorn's life.

7. Hawthorn RB 1941-42 Auburn Road Nos. 11398, 11399.

8. Ibid. 1932-33 Nos. 11065, 11066.

9. Ibid. 1941-42 Nos. 11398, 11399 (NAV's 75, 70 pounds).



10/12 Beaconsfield Road

Current owner - 10/12
daughter of original
owner.
She says house was
built before she was
married in 1935.
PN