

PLACE IDENTIFICATION FORM

ADDRESS

7 Chrystobel Crescent

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 [] 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 *Oct. 91.*
 NEG FILE *14.04, 05.*
 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 *c1915*
 Architect *possibly Cowper.*
 Builder
 Elements--
House and garden.



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good Fair [] Poor []
 CONDITION Good Fair [] Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

7 CHRYSTOBEL CRES.

History

Built c1915 for Robert Lemon, this substantial Edwardian brick villa was occupied between 1919 and 1938 by Reuben Lennon.¹

The Grace Park estate was formed from several lots purchased by Michael or Julia Lynch between 1846 and 1847, forming grounds to "Grace Park House", constructed by the Lynch's before 1858.

After Lynch's death in October 1871, Julia Lynch became the owner/occupier of the house and 3 acres. In 1884 the Grace Park Estate was leased to the Grace Park Leasehold Syndicate headed by Henry Byron Moore and was subdivided soon after into the broad Serpentine Street form of the Grace Park area. Moore became insolvent in 1891 and there followed a series of convoluted lease arrangements until in 1904 the Settled Lands Act made sales possible. These commenced in 1904. Architect Christopher Cowper bought and developed 33 allotments between 1908 and 1912. An architectural competition for new buildings for this elegantly designed suburb, set a standard of high quality homes in up to date designs, on large allotments. The designs in the competition, some of which were built, and those which came later, emphasised the open garden nature of the Estate by constructing houses which addressed at least two sides. Extensive lanes to the rear kept horse/carriage and later car access away from the frontages, and allowed the high amenity of the footpath promenade under tree avenues to dominate. The centrepiece of the Estate was the creation of a Park - "Grace Park" on the lower lying land. Associated facilities for lawn tennis and cricket added status to an already desirable location, well served by train routes.

The curving railway easement to Kew was formed in 1887 but was in use for only a few years. This fortuitously reinforced the garden suburb planning by providing a park spine through the centre of the estate.

Despite the economic conditions of the 1890s several properties were developed. In the twentieth century, the character set by the earlier development was reinforced with Queen Anne and Garden Bungalow designs often by architect/developer Christopher Cowper. By the end of the First World War most land was fully developed and the distinctive character of the Precinct was set.

Description

7 Chrystobel Crescent was constructed around 1915 at the end of the second phase of development. It is among the larger houses in the subdivision and adopts many of the commonly used features including: slate roof with terracotta capping; squat Tuscan columns on brick bases to the verandah; red brick work; multifaceted casement windows; a steeply pitched hipped roof with gable projections at two co-ordinates; and a serpentine path to the house set in a picturesque garden.

¹. Information supplied by Gwen McWilliam (Recommended that entry no. should be searched to confirm original owner).

7 Chrystobel Cres. continued

This building is distinguished by its attic storey, its use of rough cast with brick quoins to the walls, its size and its intactness (note that the attic storey has been filled in). No architect has been recorded however it is highly likely that Christopher Cowper was involved in the careful design.

Assessment

The standard elements used in this structure are used on many other Grace Park Properties, including 7, 11, 39, 22, 20, 18 Linda Crescent, 18 and 40 Chrystobel Crescent amongst others. What distinguishes this house from the others is its large size, the side entrance porch which smaller properties do not include, and the combination of render and brick quoins.

It is surprising that the slate roof was used so late, when terracotta tiles would have been expected.² This makes it appear earlier than the 1915 date. The siting on high ground, the large allotment and the sophisticated use of materials make this building one of the landmarks in the Grace Park Subdivision. Its detailing illustrates the transition between Queen Anne (sometimes referred to as Federation) houses and the Garden bungalow which continues its development up to the Second World War.

The Queen Anne style, and some of the principals of Australian homestead planning and design combined around the turn of the century to produce a new suburban style which continued up to the end of W.W.1. Sometimes loosely referred to as "Edwardian" or "Federation" it is more appropriately referred to as "Garden Bungalow", because it does not relate just to the period around Federation at 1901, and because it is intimately related to the garden suburb concept. Buildings using similar details continued to be used in row houses. What sets the "garden bungalow" apart is the purposeful and close relationship with the garden as the dominant feature. A variety of decorative forms can be used within this.

Significance

Metropolitan

1. A large and late example amongst the best of the buildings constructed in the second development period at Grace Park which incorporates many standard design Grace Park features. A landmark in the Urban Conservation Area which has statewide significance in the development of the Garden Suburb.
2. A fine example of the transition between the Queen Anne (or Federation) styles and the garden bungalow.

². Date of construction should be confirmed in rate books.



7 Chrystobel Crescent