

PLACE IDENTIFICATION FORM

ADDRESS **19 Chrystobel Crescent** TYPE
 Single Residence Multiple Unit Res.
 Shop Outbuildings
 Office Industrial Building
 TITLE **"Grace Park House"** Landscape feature Public building
 View Other

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 **13. 11.**
 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 **1857, 1870, 1890's and**
 Architect **J. Gill. 20th century**
 Builder
 Elements -
House and substantial garden, outbuildings.



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good CONDITION ? Good Unclear.
 Fair Fair
 Poor Poor

CROSS REFERENCED INFORMATION

Associated significant garden

PLACE IDENTIFICATION FORM

ADDRESS

19 Chrystobel Crescent

TYPE

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

TITLE

"Grace Park House"

EXISTING DESIGNATION

HBR GBR AHC NT VAS

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19 Chrystobel Crescent

History

"Grace Park House" was designed by the notable Victorian architect, John Gill and built for publican Michael Lynch in 1857.³ The earliest section was built sometime after Gill called tenders in February 1857 for "various works in erection of a dwelling house at Hawthorn for Michael Lynch."⁴ A second tender notice dated 10 April 1858 was also signed by Gill. A substantial house belonging to Lynch, with an annual value of 350 pounds was listed for the first time in the 1858 Booroondara District Road Board Assessment Roll.⁵ There were alterations and additions in the 1870s⁶ and 1890s.⁷ The building was occupied by Mrs. Colvin Clark's Grace Park School and later, College, from 1874 until c1900.⁸

"Grace Park House" was a core building in the Grace Park subdivision of the 1880s around which an area, famous for its street design, was planned.⁹ Later, from c1904-11, it was a boarding house for Hawthorn College and its headmaster, Quentin Smith.¹⁰ From 1918 "Grace Park House" was run as a boarding house by the Misses Cecilia and Stella Roland and during the 1930s was known as Marymeade Flats. More recently, it was the home of physicist Dr. Maxwell Swingler and his wife, Mary, Maths and Science teacher at Korowa.¹¹

Description

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 arrangement 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

3. Argus, 23 Feb. 1857 (p.7).

4. Ibid.

5. Ibid. 10 April 1858 (p.2.)

6. National Trust of Australia (Victoria), File No. 1983; Historic Buildings Council File No. 603 829L.

7. Ibid.

8. Ibid.

9. Ibid.

10. Ibid.

11. Ibid.

19 Chrystobel Cres. continued

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.

There have been many phases of alteration at Grace Park house. Obscuring vegetation makes it impossible to accurately describe the building. It is known from secondary sources that the two storey house has an extensive verandah incorporating squat bluestone columns, accessed via french doors. The National Estate citation suggests Georgian styling is used. The mansion sits in a commanding position amidst a substantial garden.

Assessment

Inadequate visibility and numerous alterations prevent a full analysis of this property. See attached documents for secondary sources. It is clear that the primary significance is historical, both for the early mansion in Hawthorn and for its key role in the development of the Grace Park Estate.

Significance

State

1. The mansion house and land from which a garden suburb at State significance was established.
2. One of the earliest surviving mansion houses in the Hawthorn area and although altered, of architectural importance as a rare example of a Georgian styled house.
3. It is an early but altered example of the work of the notable Melbourne architect, John Gill.
4. "Grace Park House" has associations with Michael Lynch, publican, the first owner and well-known early Melbourne citizen and early settler in Hawthorn.

PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 19 Chrystobel Crescent
Hawthorn

TITLE "Grace Park House"

TYPE
 Cottage Garden Suburban Garden
 Terrace House Garden View
 Villa Garden Landmark
 City Mansion Garden Other

EXISTING DESIGNATION HBR AHC NT SIGN. T. VGS

STREETSCAPE LEVEL 1 2 3

GRADING A B C D E

RECOMMENDED FOR HBR AHC SIGNIFICANT TREE REG. PSP
 CULTURAL LANDSCAPE URBAN CONSERVATION AREA

SURVEY DATE 28.11.91

NEG FILE EA

Title
Vol.
Fol.

THEME

- Early Settlement
 Mansions
 Victorian Garden
 Suburb
 Municipal dev.
 1870s growth
 Garden villas
 Working enclaves
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DETAILS

Date 1857, 1870, 1890s 20th century

Designer

Layout/Structures

1903 MMBW Plan (no. 1491) shows a substantial property with a sweeping driveway round an oval island on the west side of the block. It is hard to reconcile the 1903 layout with existing conditions without a site visit. Mature trees include two elms at the entrance gate and a Cupressus sempervirens half way down the west side, however most plantings look reasonably recent.

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY Good
 Fair
 Poor

CONDITION Good
 Fair
 Poor

ALTERATIONS

CROSS REFERENCED INFORMATION

Associated Structures

As the gardens were only surveyed from the front footpath, all assessments are incomplete and hence provisional. The scope of the study did not permit garden access which would be a pre-requisite for a more complete assessment.