

PLACE IDENTIFICATION FORM

ADDRESS

45 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 *13.03, 15.17.*  
 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 *1888-1889*  
 Architect *J.A.B. Koch.*  
 Builder  
 Elements -  
*Rendered house, garden, extensive timber outbuildings*



- Contributing garden
- Landmark tree
- 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

## 45 CHRYSTOBEL CRES.

### History

This substantial two-storeyed residence was most probably designed in 1888 by the architect, J.A.B. Koch, for John Pope, butcher and land developer.<sup>15</sup> Pope's property had an NAV of 120 pounds in the 1889-90 Hawthorn rate book<sup>16</sup> and by 1891 was described as a brick house of ten rooms.<sup>17</sup> It was vacant in 1897 and by 1908 was listed as Clement Jarrett's "Melrose".<sup>18</sup> Once numbered No. 35, the Victorian residence was later converted into six apartments (the "Padua flats") until the 1960s. The building was later converted to three flats. The property's back barn has historical interest for its use as the artist Charles Blackman's studio.<sup>19</sup>

### Description

A two storey Italianate villa with single principal elevation comprising a prominent bayed projecting wing and two storey cast iron verandah to the remainder of the facade. The roof is of shallow pitch, supported on carefully placed and finely detailed eaves and brackets. At eaves level and first floor level, the rendered wall is embellished with particularly finely executed decorative string courses. The lower course in Greek maze patterns, and the upper level in panelling-diagonal lattice pattern.

The proportions of the building vary from the standard villa slightly, to give greater emphasis to the ground floor. The cast iron verandah is a standard design on the upper level, but unusual on the ground floor where the brackets are triangular in shape and incorporate flowing sinuous decoration rather than the usual heavy repetitive pattern. The decorated bracketed eaves extend to all the elevations. Elevations below are not visible. The whole walls of the building are unpainted render.

On the rear laneway are two timber outbuildings, probably a stables and coach house. These are likely to be either original or an early addition to the site. They are visible from Mary Street.

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.

---

15. Rate Book information supplied by Gwen McWilliam. (Recommended that entry no. should be searched to confirm original owner). Dr. Miles Lewis considers it likely to be a Koch - designed house.

16. Hawthorn RB 1889-91 No. 608.

17. Information supplied by Gwen McWilliam.

18. Ibid.

19. Ibid.



#### 45 Chrystobel Cres. continued

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 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.

#### Assessment

This house has been attributed to the German architect J.A.B. Koch. There has been no evidence uncovered to support or dispute this.<sup>20</sup> Koch executed designs for many houses in the 1880s, the best known being Labassa in 1890, and Oxford at 21 Isabella Grove in 1888. Koch also undertook work in the City, e.g. The Record Chambers in Collins Street in 1887. This house, though large, is much more plain than those rich examples. Nonetheless the unusual cast iron, the proportions of the house, and the elegant render embellishment are consistent with Koch's approach.

The basic villa design is consistent with other examples of the period e.g.

More generally, the bayed design seen here is associated with single storey buildings, or is part of a larger two storey house with a rendered arcade as at Kawarau (405 Tooronga Road) of the 1880s. This two storey bay and cast iron verandah form is less common.

The decoration on the iron work brackets is particularly unusual. A similar feeling, differently executed, is seen on Sydney Smith and Ogg's 8-10 Simpson Street of 1901 in an Art Nouveau design adapted to row house form. Here it seems more akin to the iron work of the Aesthetic Movement, though clearly the overall design does not adopt an Aesthetic Movement form.

---

<sup>20</sup>. Further research is recommended.

45 Chrystobel Cres. continued

The house is amongst the early buildings to be executed in the Grace Park Estate before the depression of the 1890s. Its strong garden character greatly contributes to that influential garden suburb. Of State significance.

Significance

State

1. Amongst the early buildings at the Grace Park Estate, which set the garden suburb character of the built form. It vividly describes the well-to-do housing push which consolidated Hawthorn as a garden suburb in the 1880s boom. With its outbuildings, this building is amongst the most intact boom period well-to-do housing in Hawthorn.
2. A substantially intact (externally) two storey Italianate villa with unpainted render, and incorporating unusual cast iron and render decoration. An uncommon example of two storey bayed villa design.
3. Possibly a design from the important architect J.A.B. Koch.
4. Historically significant for its association with tenancy of artist Charles Blackman.





PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 45 Chrystobel Cres.  
Hawthorn.

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

TITLE

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 8.11.91  
 NEG FILE EA2/3,4  
 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



DETAILS

Date 1888-1889  
 Designer

Layout/Structures

1903 MMBW plan no. 1491 does not show this property.

Large Photinia hedge obscures view. Layout could be original. Medium sized Magnolia grandiflora on eastern side of house.

NOTABLE FEATURES/SIGNIFICANCE

Requires site inspection.

INTEGRITY    Good   
                  Fair   
                  Poor

CONDITION    Good   
                  Fair   
                  Poor   
                  Unclear

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.



45 Chrystobel Crescent