

PLACE IDENTIFICATION FORM

ADDRESS

40 Chrystobel Crescent

TYPE

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

TITLE

"Wembden"

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 *14.23, 24.*
 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 *1910-1911*
 Architect *Christopher Cowper*
 Builder
 Elements -
House and garden.



- 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 []

40 CHRYSTOBEL CRES.

"WEMBDEN"

History

Robert Walters, gentleman, was listed as the first owner/occupier in the 1910-11 Hawthorn rate book of a brick house of eight rooms in Chrystobel Cres., NAV 100 pounds.³⁰ The following year, the property was listed as "Wembdon" at 40 Chrystobel Cres.³¹ Earlier, in the 1909-10 rate book, Walters of Glenferrie Road was rated for vacant land, Lots 121 and 122 in Chrystobel Street, each with an NAV of fourteen pounds.³² Robert Walters was still the owner/occupier of "Wembden" in 1928.³³ According to McWilliam, both 40 and 44 Chrystobel Cres. were designed by Christopher Cowper, who designed so many of the second wave of homes in Grace Park.³⁴

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 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.

³⁰. Hawthorn rate book 1910-11 Power Ward No. 2647.

³¹. Ibid. 1911-12 No. 2644.

³². Ibid. 1909-10 Nos. 2658, 2659.

³³. Ibid. 1928-29 Yarra Ward No. 1921.

³⁴. Gwen McWilliam, *Grace Park, Hawthorn*, Hawthorn Historical Society, 1987-88.