

PLACE IDENTIFICATION FORM

ADDRESS

11 Manningtree Road

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 [X] 3 []
SIGNIFICANT [] SIGNIFICANT []
STREET TREES KERB & GUTTERS

GRADING

A [] B [X] C [] D [] E []
KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC [X] URBAN CONSERVATION AREA []
VAS [] PLANNING SCHEME PROTECTION [X]
CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE Oct. 91.

NEG FILE 24.01.

Title
Vol.
Pol.

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 pre 1892
Architect
Builder
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]
Fair []
Poor []

CONDITION Good [X]
Fair []
Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

11 MANNINGTREE ROAD

History

James McCausland, accountant, was the owner in 1892 of a six-roomed brick house on the north side of Manningtree Road.¹ later known as No. 11. The address in the later 1890s, when Marcus McCausland was the occupier, was 17 Manningtree Road.² Mrs. Rutherford was the occupier by the turn of the century.³

Description

A projecting bayed wing with elaborate quoins and architraves in render is the prominent feature of this otherwise standard villa form from the 1880s. Several features indicate an avant-garde design in red brick. These include: the coved, rough cast eaves; the mannerist, slender architraves; the prominent rusticated quoins; and the bullnosed iron to the verandah roof. The window sizes are particularly generous, taking up more surface area of the wall than the brickwork.

Assessment

Architects were working on several innovative styles around the turn of the century, in one way or another all influenced by William Morris' red house at Blexley Heath in Britain and the reaction to the industrial revolution in Britain during the second half of the nineteenth century. By the turn of the century these are roughly grouped together as the red brick styles. Conservative Victorian period villas which had developed through the 1870s and 1880s adopted some of the characteristics of these avant-garde groups in a decorative way - sometimes referred to as Freestyle Edwardian. This building shows the free use of decorative forms which characterises the last decade of the nineteenth and first decade of the twentieth century. It is an early example and almost certainly the work of an architect. Several tender notices for Manningtree Road are listed in the Architects Index however none can be accurately attributed. It is similar in its approach to No. 81 Manningtree Road of 1887 (also architect unknown), although that earlier building does not use red bricks. Note particularly the coved rough cast cornice and attention to openings (the cornice is later there). Possibly same designer or architect. This is one of very few houses in Manningtree Road which are substantially intact and lack recent restoration.

Significant

Metropolitan

1. Architecturally significant for its illustration of the experimental and free use of decorative forms on a red brick base during the last decade of the nineteenth century. Amongst very few intact buildings in Manningtree Road and without known precedent in Hawthorn.

1. Hawthorn RB 1892 Power Ward No. 3091.

2. Sands and McDougall Directories.

3. Ibid.