

PLACE IDENTIFICATION FORM

ADDRESS

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE Nov. 91.
NEG FILE 67.26,27
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 1880-1881.
Architect
Builder
Elements -
House, garden.

- 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 []

Note: first floor verandah altered.

CROSS REFERENCED INFORMATION

Associated significant garden []

512 GLENFERRIE ROAD

History

Edward Fatt, clothier, was the first owner/occupier in 1880-81 of a brick residence in Glenferrie Road,³⁹ later identified as No. 512. In 1888, when the property was owned still by the Fatt family, the brick mansion was described as a nine-roomed house with a valuation of seventy-five pounds.⁴⁰ There seem to have been additions in the early 1890s when the building increased in size to eleven rooms, the owner/occupier being Edward Fatt, importer.⁴¹

Description

A mansion of two storeys with three storey tower set on large allotment, on the high ground in Glenferrie Road. Once this allotment continued back to Glen Street. The building is symmetrical about the central door and has a flat front form with flanking bay window projections. At ground floor level a verandah follows the shape of the bays. This has been altered to accommodate a steel balustrade at first floor level. The nature of the original first floor balcony is unclear. It is likely that the returning roofed side verandahs extended across the front, however there is no evidence for this in the render. The bay windows on each floor have arched heads and extend to the floor, giving access to the verandah. The tower is expressed on the lower two levels as a shallow bay. The gutter and fascia of the eaves then separate. This forms the third stage which rises out of the roof. This is the most elaborately decorated area of the building, incorporating an Italianate form with Corinthian pilasters to the corners, slender paired windows, and a heavy cornice.

The roof is slate, hipped over the main body of the roof and to the bay window projections. The eaves incorporate a heavy modillion/bracket course.

Assessment

In contrast to our current perception of a desirable street in which to reside, up to the second world war, it was the busy major thoroughfares and boulevards which attracted the best quality homes. In the central city, this role was filled by St. Kilda Road. In East Melbourne by the mansions along Victoria Parade on the hill. In other suburbs a similar pattern followed. Transport routes, readily available access to bridges, and better roads, contributed to the higher price for land on major boulevards, but more important was the desire to publicly express wealth with a prominently visible residence.

Within each subdivision the high ground attracted the very best developments. This pattern is well illustrated at Hawthorn along Burke Road, Riversdale Road and Glenferrie Road. Big houses located here, illustrating the fashions of the time. Mansions on the hill, and the next best villas adjoining. This approach continued up to the second world war. In Burke Road pockets of

³⁹. Hawthorn RB 1880-81 No. 523 (NAV 55 pounds).

⁴⁰. Ibid. 1888 No. 5072.

⁴¹. Ibid. 1891-92 Yarra and Glenferrie Wards No. 1176 (NAV 80 pounds).

512 Glenferrie Road continued

excellent housing exhibiting the best standards for their time of construction, can be traced from Gardiners Creek with 1920s Californian Bungalows, through Edwardian garden villas, to Boom period mansions on the hill south of the junction.

Hawthorn's major boulevards, illustrate in shorthand form, the major building patterns and the inspirations of the residents through the various periods of the suburb's life.

This mansion of the early 1880s illustrates the standard villa form of symmetrical flat front with flanking bay windows, extended to two storeys and embellished with the nineteenth century symbol of wealth - a tower. Similar basic form can be seen at 9 Kildare Street of 1874 on a single storey example. This is an early example of the verandah following the configuration of the bays. Usually at this date a flat front verandah is used as at 9 Kildare Street. The more elaborate approach is not common until the late 1880s as illustrated at 1 Bayview Avenue.

This example must have looked all the more striking because of its two storey form. No architect has been assigned to the design, however several possibilities are listed in the architect's index. Substantial additional work is required to accurately attribute the work.

The design must have been influential on villa designs elsewhere given its prominent location, the striking two storey cranked verandah form, and, the tower.

Although partially altered, this building remains an early and probably influential use of a two storey double cranked verandah.

Significance

Metropolitan

1. Architecturally significant for its reflection of the nineteenth and early twentieth century desire to illustrate wealth through prominent location for the domicile. This has contributed to the high quality buildings on Hawthorn's major boulevards. One of a group of mansions near here.
2. Architecturally significant for the early use of a double cranked two storey verandah.



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