

PLACE IDENTIFICATION FORM

ADDRESS

12 Goodall Street

TYPE

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

TITLE

"Grossmont"

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 June 91.

NEG FILE 04.26.

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 1889.
 Architect
 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 []

Note: new fence.

CROSS REFERENCED INFORMATION

Associated significant garden []

12 GOODALL STREET

"GROSSMONT"

HISTORY

The Hepburn Hill estate was subdivided in 1885 into large blocks for the wealthy following improvement of the railway service blocks were highly sought after for construction of substantial garden villas.

Frank Catford, printer and journalist, was the first owner/occupier of the two-storey brick residence at 12 Goodall Street, constructed between 1889 and 1891. Catford's house was described in 1889 as a ten-roomed brick house, unfinished, NAV 120 pounds, and in 1891-92 as completed, still with an NAV of 120 pounds.⁴ Catford was the owner, later, in 1896-97 of "Hartland" at 11A Elmie Street, another substantial two-storey brick residence built as an investment and occupied at first by Sydney Cook, manufacturer.⁵ By the turn of the century, when Catford was listed at Pall Mall, Bendigo, his Goodall Street house was occupied by Henry Meeks, iron merchant, and known as "Villiers".⁶ Meeks was there still in 1910.⁷ No. 12 Goodall Street is known currently as "Grossmont", the original name of its neighbour at 14 Goodall Street, built in 1889-91 for Thomas Vasey, Secretary of the Metropolitan Gas Company.⁸ A second Vasey house on the east side of Goodall Street was also known as "Grossmont" after No. 14 was sold at the turn of the century to Sir William McPherson, who renamed it "Invergowrie".⁹

A 1902-3 MMBW drainage plan shows 12 Goodall Street in a formal garden setting next to its neighbour, 14 Goodall Street, also in a garden setting.¹⁰ The area in which these villas are located is notable for the number of remaining substantial 19th century residences in garden settings. They include the 1850s "Auburn House" at 4 Goodall Street and the late 1880s, early 1890s villas at 11 and 11A Elmie Street.

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4. Hawthorn RB. 1889-90 No. 5429; Ibid. 1891-92. No. 1649 (both entries for Goodall Street - west side).
 5. Ibid. 1896-97. No. 3602.
 6. Ibid. 1904-5. No. 3627.
 7. Ibid. 1910-11. No. 4680.
 8. *Progress Press* 23 March 1983 (auction notice includes brief history describing 12 Goodall Street as Sir Thomas Vasey's house); Hawthorn RB 1889-90 No. 5430, Ibid. 1890-91 No. 5580.
 9. Ibid. 1900-1901 No. 3613 (Mrs. Thomas Vasey listed as owner of "Grossmont", Goodall Street, East side.).
 10. M.M.B.W. drainage plan. Hawthorn No. 1503 (1902-3).

12 Goodall Street continued

Description

There are two common two storey house forms in the peak of Hawthorn's Victorian garden suburb development during the 1880s and 1890s. The most common is of the type represented here, double fronted, with or without a return verandah and with a prominent faceted bay projection. The more elaborate the house, the higher the likelihood of the incorporation of a return wing. The second common type has a flat front with verandah fully extending across the front and sometimes with a central porch. As for the bayed form, the more expensive the house the more likely that the verandahs extend to the sides.

This example in Goodall Street is almost a mansion house, and accordingly has a return verandah, wide form and elaborate verandah decoration applied to the common bayed form. The verandah has alternating paired and single columns, used here to emphasise the entrance and verandah return. This is an unusual feature. The frieze construction is old fashioned for the date. It incorporates timber frieze frame and individual brackets and straight. By the mid 1878s, this system had been largely abandoned in the City, and the combination bracket, straight and frieze adopted. The late use of timber framework is common in Hawthorn.

The windows extend to the floor on the verandahs and to the ground level of the bay. The door is particularly finely executed in leaded coloured and etched glass. A new but complementary garden and fence complete the setting.

Assessment

This building is one of the best of its kind in Hawthorn, substantially intact, and located in level streetscape.

Significance

Metropolitan

1. No. 12 Goodall Street constructed 1889 as the private residence of Frank Catford, printer and journalist, has historical significance as a fine example of the large villas and small mansion houses in garden settings built in the late 1880s and early 1890s for wealthy local residents (mainly business and professional men and their families) in middle-class suburban Hawthorn. Through its associations with Catford, 12 Goodall Street has links with the early history of printing and publishing in Victoria.
2. One of the best examples of the common bayed form of two storey garden villa in Hawthorn.