

PLACE IDENTIFICATION FORM

ADDRESS

5 Grattan Street

TYPE

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

TITLE

"Alloamo"

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 Nov 91
 NEG FILE 48.19.20
 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 1856-1857 and later addition 1896.
 Architect
 Builder
 Elements -
 House, fence, 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

5 GRATTAN STREET
"ALLOARMO"

History

The earliest section of this house, a two storey cottage with small rooms, most probably dates from 1856-57. It is one of two remaining examples of suburban housing in the 1850s in this region. The other is James Denham Pinnock's house at 15 Grattan Street.¹

The first owner of "Alloarmo", William Stokes, a public notary, bought seven blocks of land from the subdivision of Pinnock's Estate in 1854. Stokes was recorded in the 1856 Victorian Electoral Roll as the owner of house and land in Creswick Street. The property stands on the north side of Grattan Street on the corner of Creswick Street and in the early Hawthorn rate books was listed in Creswick Street. In the 1857-58 Boroondara District Road Board Assessment Roll, Stokes was rated for two houses in Creswick Street. Later, in the 1863 Hawthorn rate book, he occupied the larger property, which had seven rooms and a kitchen. This has been identified as the original portion of "Alloarmo".²

During the 1870s and 1880s, the house had new owners, Thomas Phillip Cleeves from 1874-78 and Thomas Frame from 1878 to 1887. Alexander B. Clerk was the owner from 1888 until 1903. Alterations and additions were carried out for Clerk circa 1896. "Alloarmo" was constructed in three sections. The original two-storeyed cottage with small rooms was extended on the river side with a hall and large main rooms and a small new section with a flat roof was added in the north-west corner.³

Description

A magnificent Gothic Revival house containing an early wing from the 1850s, but dominated now by the 1890s additions. The house is very close to the street. To accommodate the steeply sloping land and the small setback, access is obtained via bluestone stairs built parallel with the road and on the property boundary. A porch roof extends over this to mark the entry door. This produces a most unusual effect, rare in Melbourne.

Three main gables, steeply pitched and clad with slate face the street. That for the earliest portion contains a simple fretwork gable barge. The later gables incorporate an elaborate design with an arched under piece, and fretwork trefoils. Within the main gable is a prominent corbelled bay. A cast iron verandah returns on the main gable. This is constructed on a heavy bluestone base. It utilizes unusual iron elements. The brackets are finely executed and of flat form. Together they form a flat pointed arch. The balustrade uses a geometric design which suggests timber fretwork. Windows and openings have flat pointed beads.

1. Ministry for Planning and Environment File No. 6042241.

2. Ibid.

3. Ibid.

5 Grattan Street continued

Assessment

The ground level/stair arrangement is rare in Melbourne. A similar stair position is found on several late 1880s and 1890s buildings in Park Street, South Yarra, which also cope with a steeply sloping site. There however, the stairs are not a prominent part of the design and remain as a landscape element, not attached to the house. The situation here is prompted by the pre-existing early house with a small setback and is atypical for Hawthorn. Similar design approaches are more common in Sydney and Hobart again associated with steeply sloping sites.

Gothic Revival is not common for residential construction in the late nineteenth century, although its picturesque form attracts a small usage even up to the first world war. Gothic revival remains in common usage for churches and for commercial buildings throughout the nineteenth and early twentieth centuries however, and residences to churches often adopt the style as part of a precinct character, for example St. Phillips Vicarage, Abbotsford of 1867 and the Old Colonists houses, Clifton Hill 1870 to 1914. This particular gothic revival example is more Gothick than gothic, not surprising in view of the close association with the early 1850s wing and the nearby mansions from the late 1840s to 1850s which are the prominent buildings of the locality, namely Invergowrie c1851 and The Hawthorns pre 1851, probably both by the architect Gill. This building adopts the similarly massive styling of Invergowrie, with its heavy bluestone base, large areas of wall surface - in this case red brick, and prominent roof area. The richness of the colouring and materials usage is more similar to its date contemporary in the City, the Rialto Building of 1890-91. The architect for the late nineteenth century design has not been found, but there is clearly a high likelihood of an association with a major office from this period.

Significance

State

1. Architecturally significant as a rare late nineteenth century picturesque gothic revival dwelling, unusual for the richness of its detailing, the late use of this style, and the adaptations to the small site setback.
2. Architecturally significant for the survival of the 1850s wing, amongst the oldest buildings in Hawthorn.
3. "Alloarmo", built in 1856-57 for William Stokes, public notary, and extended c1896 for Alexander B. Clerk, has historical significance for the early date of construction of the original two-storeyed cottage with its small rooms. This is one of only two known remaining examples of a type of suburban housing in Hawthorn in the 1850s.



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