

PLACE IDENTIFICATION FORM

ADDRESS

15 Grove Road

TYPE

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

TITLE

"Swanburne"

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 [X]  
 VAS [ ] PLANNING SCHEME PROTECTION [X]  
 CULTURAL LANDSCAPE [ ] OTHER [ ]

SURVEY DATE Nov. 91.

NEG FILE 53.12

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 1888  
 Architect  
 Builder S.N. Brooks  
 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 [ ]

*Note: verandah possibly repaired*

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

## 15 GROVE ROAD

### "SWANBOURNE"

#### History

This red brick villa is one of four brick houses at Nos. 15, 17, 19 and 21 built as investments in 1888-1889 by and for S.N. Brooks, builder, who lived in one and rented the others.<sup>1</sup> In the 1888-89 Hawthorn rate book two houses owned by Brooks in Grove Road were recorded with NAVs of thirty pounds.<sup>2</sup> The land on which the Brooks houses were built was owned earlier by William Coleman, a Sydney detective.<sup>3</sup> In the 1889-90 Hawthorn rate book, four five-roomed brick houses, each with an NAV of 45 pounds, were listed, all owned by S.N. Brooks of 110 Collins Street, City. Brooks lived in one (No. 21?) and the other three were tenanted by Walter White, Walter Larard and Ann Fawsett.<sup>4</sup>

In the 1890s, the four Grove Road houses were owned by the Premier Building Society.<sup>5</sup> This body, which became notorious in the economic crash of that decade, was founded by James Mirams, a leading financier and politician, in the 1880s. Donald Munro, son of Premier James Munro, and business partner of W.L. Baillieu, was on the Board of Directors. Munro was a Hawthorn resident. At one time, there were four MLAs and the MLCs on the Premier Building Society board. The Society was well-known for its land deals and in the early 1890s became the centre of a public scandal when its Directors were prosecuted.<sup>6</sup>

#### Description

A red and cream, bichrome brick row house, dominated by a projecting gabled window to a tiny, recessed hipped body. A return verandah extends across the front and extends back to the entry door, concealed from the street. The gabled projection incorporates a shallow bay carried to the roof and beyond as a gable end. This is decorated in fretwork, half timbering and with a finial. The eaves are emphasised by a cream band, and deep timber brackets. In the centre of the gable is a square render motif.

The timber and cast iron verandah may be a recent replacement. Requires on-site inspection.

#### Assessment

As the nineteenth century proceeded to its conclusion, the design of housing for workers and the well to do, moved away from the two dimensional, front oriented, Victorian designs, towards a more three dimensional effect with a

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1. Hawthorn RB 1888-89 Nos. 1343, 1344; Ibid. 1889-90 Nos. 1404, 1405, 1406, 1407.

2. Ibid.

3. *Grove Road Street Walk III*. Hawthorn Historical Society, Gwen McWilliam, 1988.

4. Hawthorn RB 1889-90 Nos. 1404, 1405, 1406, 1407.

5. Michael Cannon, *The Land Boomers*, pp. 7, 20, 147-150.

6. Ibid.



## 15 Grove Road continued

corner emphasis. The houses of the well to do usually achieved this with a return verandah, and gables arising out of a base hipped form at the two co-ordinate points. This design approach better addressed the garden.

In row house design for cheaper dwellings, these garden villa principals were also incorporated. Rather than the single wall plane, fully attached buildings, as evidenced at 78 to 104 Elgin Street of 1888, the block sizes were increased in width, the hall eliminated adjoining the front room and the verandah returned in its place. This allowed the front room to be separated from neighbouring properties and to be read as three dimensional, and created a larger open garden space. The projecting, usually gabled front room, adopted very similar detailing to the projecting wing of the large villa designs.

Overall, the plan and elevational refinement made the row houses from the late nineteenth century look like mini truncated garden villas.

This example in Grove Road illustrates the adaption of the garden villa design to row house construction.

### Significance

### Metropolitan

1. Built in 1888-89 for and by S.N. Brooks, builder, this building has historical significance as an example of the important role played by builders in the development of Hawthorn during the 1880s boom. It is one of four red brick villas at Nos. 15, 17, 19 and 21 Grove Road, built at this time for and by Brooks.
2. It has additional interest for its associations in the 1890s with the notorious Permanent Building Society which owned the four houses. Donald Munro, son of Premier James Munro, and Hawthorn resident, was on the Society's Board of Directors.
3. Architecturally significant for the illustration of the application of garden villa design to row house construction.