

## PLACE IDENTIFICATION FORM

## ADDRESS

40/42 Grove Road

## TYPE

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

## TITLE

"Hawea" and "Menindee"

## 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 52.33-35  
 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 1891-1892  
 Architect Frederick Mounter  
 Builder (possibly)  
 Elements



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

## NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY	Good <input checked="" type="checkbox"/>	CONDITION	Good <input checked="" type="checkbox"/>
	Fair <input type="checkbox"/>		Fair <input type="checkbox"/>
	Poor <input type="checkbox"/>		Poor <input type="checkbox"/>

## CROSS REFERENCED INFORMATION

Associated significant garden ☐

## 40/42 GROVE ROAD

### "HAWEA" and "MENINDEE"

#### History

This substantial double-storeyed brick residence with its festoons of iron lace, once known as "Hawea" and "Menindee",<sup>13</sup> was listed for the first time in the 1891-92 Hawthorn rate book as an unfinished brick pair, each of ten rooms, with NAVs of four pounds and forty pounds. George Cox, manager, was the owner of both properties, occupying one and letting the other to Augusta Burnett.<sup>14</sup> By October 1892, both properties still described as ten-roomed brick houses, had NAVs of forty pounds.<sup>15</sup> It has been suggested that Cox's occupation may have been timber merchant or indeed may be George Reilly Cox, the distinguished architect.<sup>16</sup> In earlier rate books George Cox, Manager, was listed as owner of vacant land on the site, NAV only ten pounds.<sup>17</sup> In the 1890-91 rate book, just prior to the commencement of building, his address was given as at Bulumba, Brisbane.<sup>18</sup>

Grove Road was planned in the 1870s, but most houses date from the late 1880s when the larger blocks were further subdivided.....

as land became more valuable for building with the proximity of the new Barker Station on the new Kew railway, and the new horsetram across the new Barkers Road bridge to meet the city cable trams.<sup>19</sup>

The blocks were not deep and most homes were close to the street with no stables and drives and were intended for middle income families. Two-storeyed houses like Nos. 40/42, with particularly fine iron lace, were built on the rise near Power Street.

#### Description

A fine, two storey pair, designed to appear as one large mansion house. A cast iron verandah extends for the full width of the front wall and returns on each side. The iron is particularly fine. On the first floor level the balustrade runs past the front of the columns instead of the usual abutment on each side. In combination with the light weight lacey appearance, the large expanse of balustrade panel produces an unusual effect.

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<sup>13</sup>. *Grove Road Street Walk III*. Hawthorn Historical Society, Gwen McWilliam, 1988.

<sup>14</sup>. Hawthorn RB 1891-92 Nos. 171, 172.

<sup>15</sup>. Ibid. 1892 (Oct. 1892) Nos. 171, 172.

<sup>16</sup>. McWilliam, op. cit.

<sup>17</sup>. Hawthorn RB 1886-87 No. 654.

<sup>18</sup>. Ibid. 1890-91 Western Division No. 1480. (NAV 20 pounds. Land 50 feet).

<sup>19</sup>. Ibid.



#### 40/42 Grove Road continued

The house behind includes a bay window to each residence on each floor. Rendered label moulds accentuate the heads to openings. The brickwork is painted but is likely to be a red base.

#### Assessment

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 building illustrates the second type, less commonly used, and here also incorporating bay windows to each side more common for single storey villas. Paired houses in mansion form were used in the inner suburbs, particularly South Yarra e.g. 39-41 Airlie Street. With the return verandah it illustrates the adaptation of row house design to suburban sites in a garden setting. The implied mansion house form is appropriate to this high site in Grove Road.

The cast iron decoration on this building is particularly extensive and substantially intact, and is amongst the best examples of its type in Hawthorn.

#### Significance

#### Metropolitan

1. Historically significant for the illustration of the impact of new transport routes and development.
2. Architecturally significant as one of the best examples of late nineteenth century cast iron verandahs in Hawthorn, and for the illustration of the transfer of inner city row houses form to the suburban block.





40/42 Grove Road