

PLACE IDENTIFICATION FORM

ADDRESS

16 Harcourt Street

TYPE

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

TITLE

"Ellerslie"

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 70.37

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

Architect

Builder

Elements — Mansion house and garden



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good ☒ (Recent additions not clear) CONDITION Good ☒
 Fair ☐ Fair ☐
 Poor ☐ Poor ☐

CROSS REFERENCED INFORMATION

Associated significant garden ☐

16 HARCOURT STREET

History

Constructed for Mrs. Isabel Scott in 1891, later occupiers were:

Horace Wills 1894
Ralph Johnson 1899
William Adena, German Consul 1910
Otto Yuncken, Architect 1930s - 1950s

Assessment

"Harcourt Street runs through one of the oldest estate subdivisions in Hawthorn. John Robert Murphy bought Crown portion 70 of some 124 acres (bounded today by Rathmines, Burke, Barkers and Auburn Roads) at the Crown sales in c1851 for about \$900; the then Dean of Melbourne, Hussey Burgh Macartney, buying the block next door in Kew at about the same time. In 1852 small half acre blocks in the Village of Hawthorn around Lennox Street sold for a couple of hundred dollars each, and by 1853 Murphy's allotment had been neatly chopped into 112 one-acre blocks with enough left over to make Harcourt Street, which cut the subdivision in half one way, with Kildare Street cutting it the other way. The subdivision was called the Village of Rathmines. The blocks were in four parallel lines (except for five at either end facing Auburn and Burke Roads) facing either side of Harcourt Street with Rathmines Road on the south and "Westmoreland Road" on the north. At that time Barkers Road finished at Auburn Road, and what little traffic came that way (from the bridge over the river at Burwood Road) should have then turned down Auburn Road and travelled out along Rathmines Road and Canterbury Road to the hills. The choice of the name "Westmoreland Road" possibly points to an "Old Country" origin for the street names, despite later popular opinion that "Harcourt" and "Rathmines" were firstly the names of houses (which, in fact, were not erected until at least a decade later)".²⁰

In the 1850s and 1860s several large mansions were built and some small homes. Most of these are since demolished making way for further subdivisions. Those left are "Borak House" at 28 Ryeburn Avenue (remodelled), William Davies house at 1099 Burke Road (greatly extended), "Oakburne" at 24 Harcourt Street and 88 Harcourt Street.

In 1863 there were 13 inhabited buildings in Crown portion 70. By the turn of the century there were ten times that number, mostly from the 1880s.

In 1873 Charles Beswicke had his son design a mansion on 3 acres at 5 Harcourt Street. Charles Beswicke came to Victoria with his brothers in the 1840s but after both brothers died he returned to England. He returned to Geelong as a squatter. John was born on 30 November 1847 to Charles and Eliza.

John was educated at Geelong Grammar and articulated to Crouch & Wilson. In 1883 he entered into partnership with Wilson. In 1889 he joined with Hutchins, in 1890 with Coote. From 1893 he practised alone. Charles and his extended family, moved up and down Harcourt Street, building one house, then disposing of it and building another. John designed them all, ten in total, (possibly

²⁰. Loder & Bayly, *Hawthorn Conservation Study, Harcourt Street Area*, 1978, p.5.

16 Harcourt Street continued

11) on the same basic principal - A huge front garden gently sloping to the street, incorporating a sweeping drive, some ornamental sections of garden and a mansion house.

The Beswickes could not have chosen a better location or time for their development. The high ground here was already home to mansions of the 1850s and 1860s. The land on the urban fringe offered panoramic views and clean country air, serviced if required nearby, by the railway (at Hawthorn in 1861 until 1882 when the Auburn line was extended). At South Yarra, East Melbourne and St. Kilda much smaller sites were available. At Hawthorn it was possible to have sufficient land to feel like a country estate. The timing was perfect. The 1880s were economic boom times, pushed on by too much lending on speculative ventures. A time when money flowed freely for land speculation, and it was important to be seen to have wealth.

John Beswicke designed 10 or 11 of the following houses in Harcourt Street.

1873	No. 5
1878	No. 7 (for Charles' son in law)
1879	No. 15 for Charles
1881	No. 13 for John & Charles Jnr.
1881	No. 25 "Yallambie" for Alexander Higham.
1882	No. 35 "Charlton" for Charles.
1883	No. 31 for Beswicke
1884	No. 41 for J. & R. Martin "Carrick Hill".
1885	No. 11 "Thurston" for Eliza Beswicke.
1885	No. 37 (9 Kildare St) for Hodgkinson.
1887	No. 9 "Chelmsford" for John Duigan.
1887	No. 4 or 2 for Joseph Britten.
1888	No. 29 "Rotha" for John Beswicke.
1891	No. 16 for Isabel Scott.
1891	No. 20 for Euphemia Law
1890c	Cnr Auburn Road for Leo Cussens.
1900	No. 1 (27 Auburn Road) "Tolarna" for Annie Jones.

Beswicke designed extensively throughout Hawthorn and the wider Metropolitan area, including shops - Auburn Road, the Australia building in Elizabeth Street 1889, Hawthorn Town Hall and many other town halls in Melbourne. Beswicke is thought to be responsible for many other mansions throughout the suburbs. He died around 1906.

The concentration of like designed mansion houses from the late 20th century at Harcourt Street is without equal in Melbourne. Although similarly large examples can be found in Toorak and St. Kilda there are no comparable examples where such a large number by one architect, seemingly working to a precinct objective, can be found.

The 1902 MMBW plan of the Harcourt Street area shows No. 16 on a substantially narrower block and only two thirds the size. The area east of the gable projection is not shown. Clearly this is a later addition to match the original.

16 Harcourt Street continued

The earliest portion of the house is a standard mansion house design. A central tower is the prominent device of the scheme, here executed in a gothic manner with a bellcast roof and capping finial. To the left is the projecting leg of an "L" shaped design, further extended at ground floor level in a shallow bay. On the right of the tower is the body of the house, in this case quite short, but given emphasis by the ground level loggia. A gablet at eaves level defines the single upper level window and implies an attic storey, consistent with the picturesque style.

Access is via the base of the tower, through a narrowed bay of the loggia, further emphasised by a raised parapet. The whole composition is executed in polychrome brickwork, with decorative simple gothic embellishments. The loggia arches and window opening arches are striped in red and cream.

This form is almost exactly the same as for 106 Church Street of 1890-91. There the design is classically inspired and incorporates a two storey return verandah in cast iron. Overall the Church Street house is a more adventurous design, utilizing more up to date materials, and capitalizing on the corner site by effecting a corner emphasis. That design is thought to be by Beswicke, and it is likely that 16 Harcourt Street is also attributable to him. The dates for the two houses are similar. Whereas 106 Church Street shows a new direction, leading towards the new approach at "Talana" in 1900, 16 Harcourt Street represents the end of the nineteenth century conservative styles.

Significance

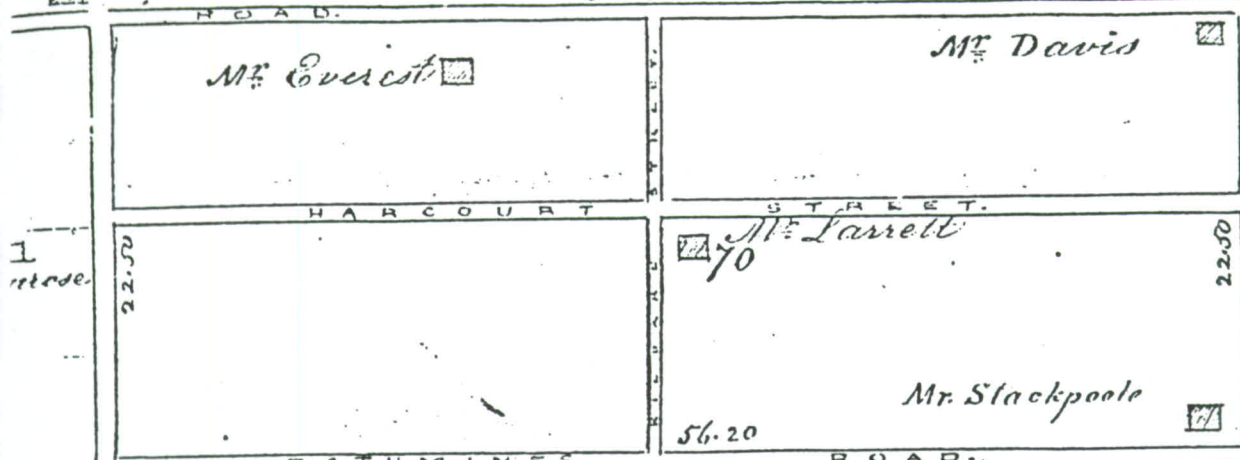
Metropolitan

1. Architecturally and historically significant as one of the mansion houses in substantial grounds in the Harcourt Street precinct which is of State Significance. Possibly additionally significant individually.
2. Significant for its substantial contribution to the Harcourt Street mansion house precinct.
3. A standard mansion house design, probably by Beswicke, indicative of the early phase of his work and amongst the last of his conservative designs.

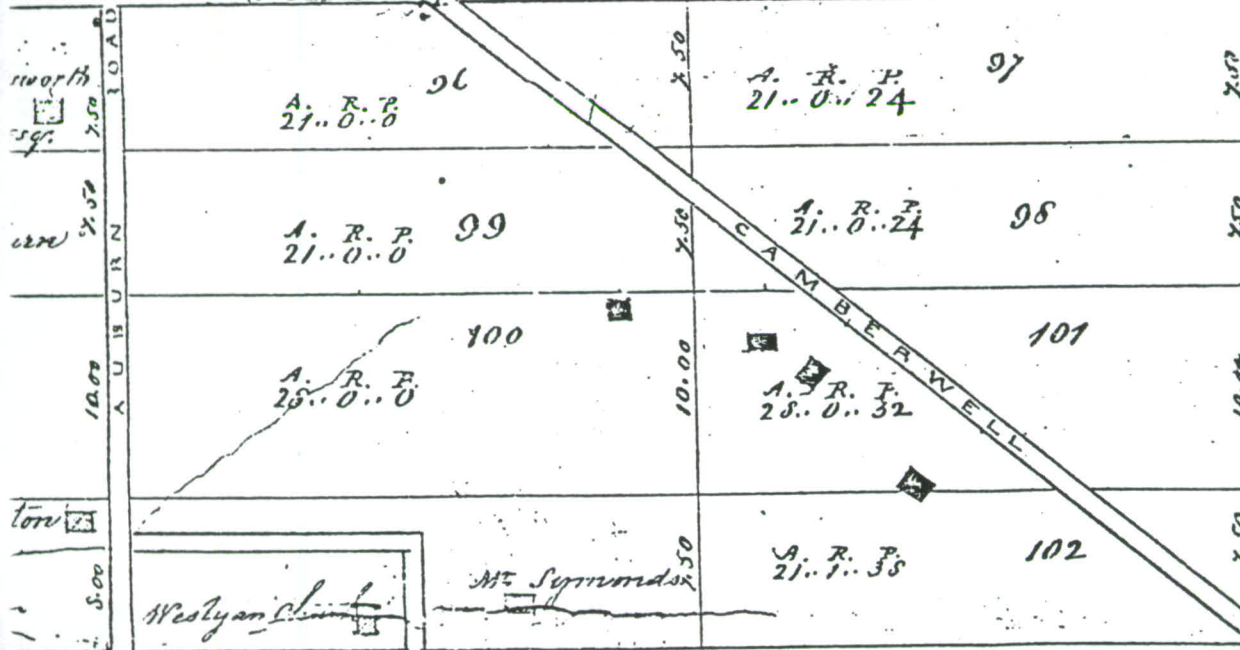
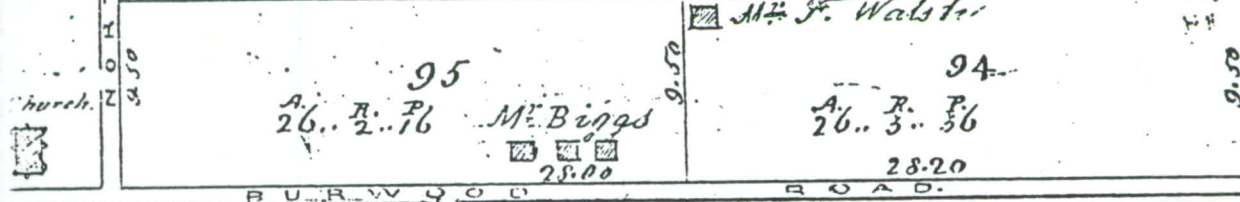
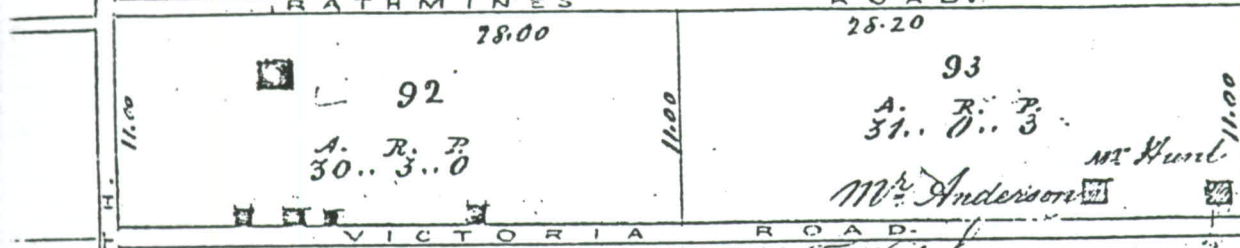
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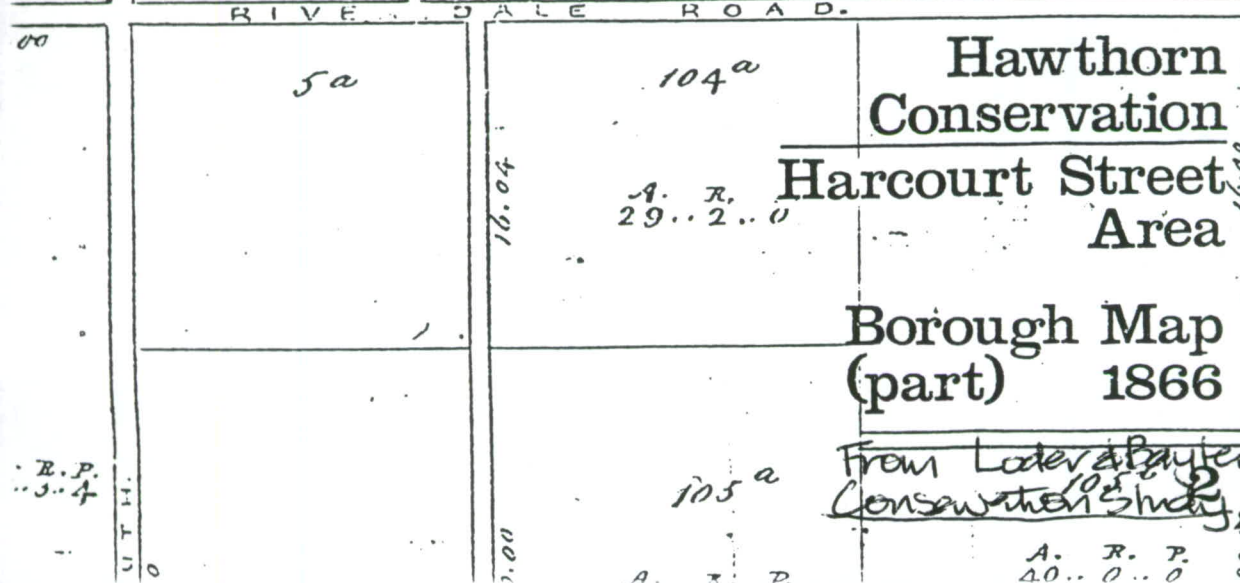
Mr



Mr J. Slater



Mr Gope

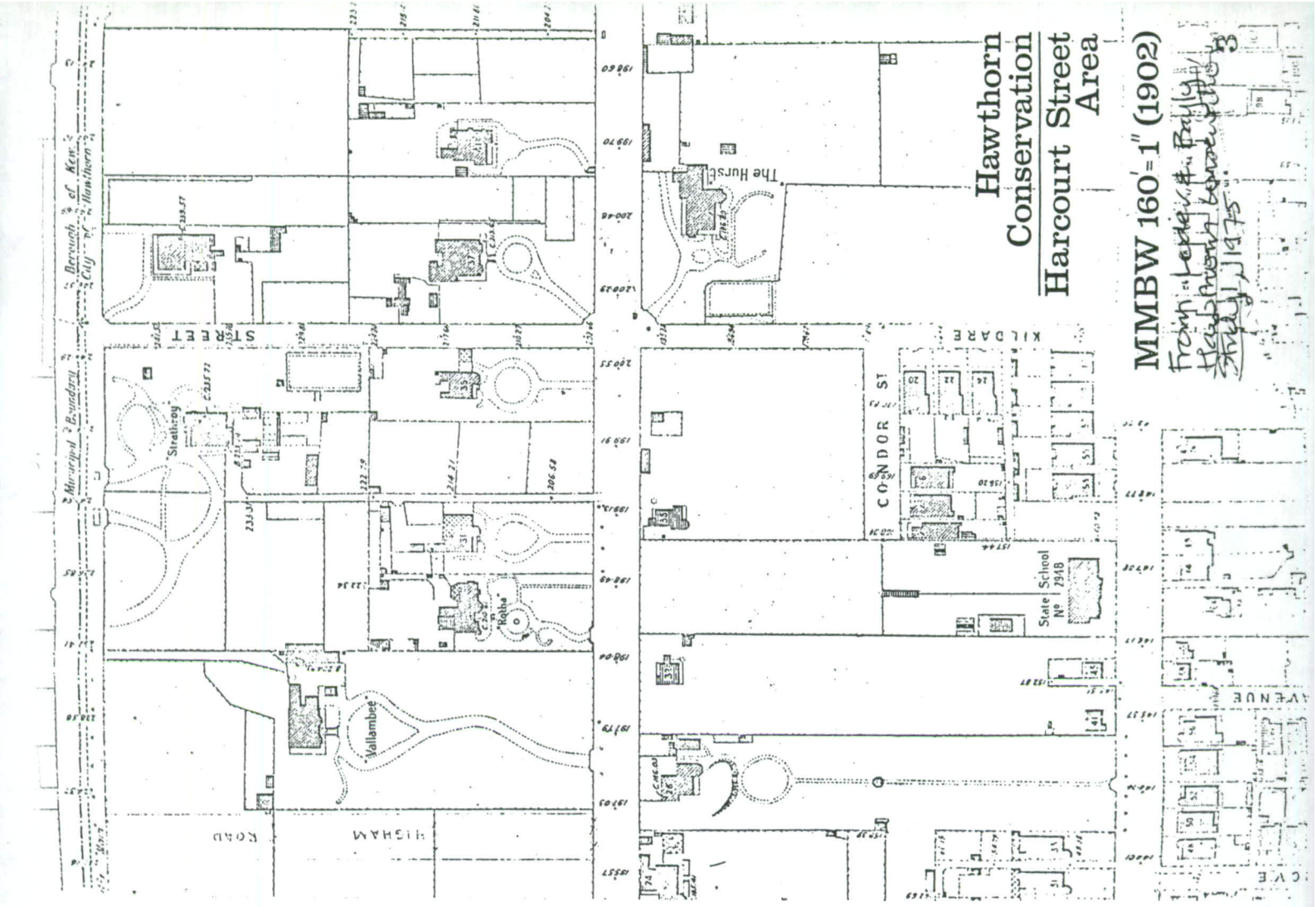
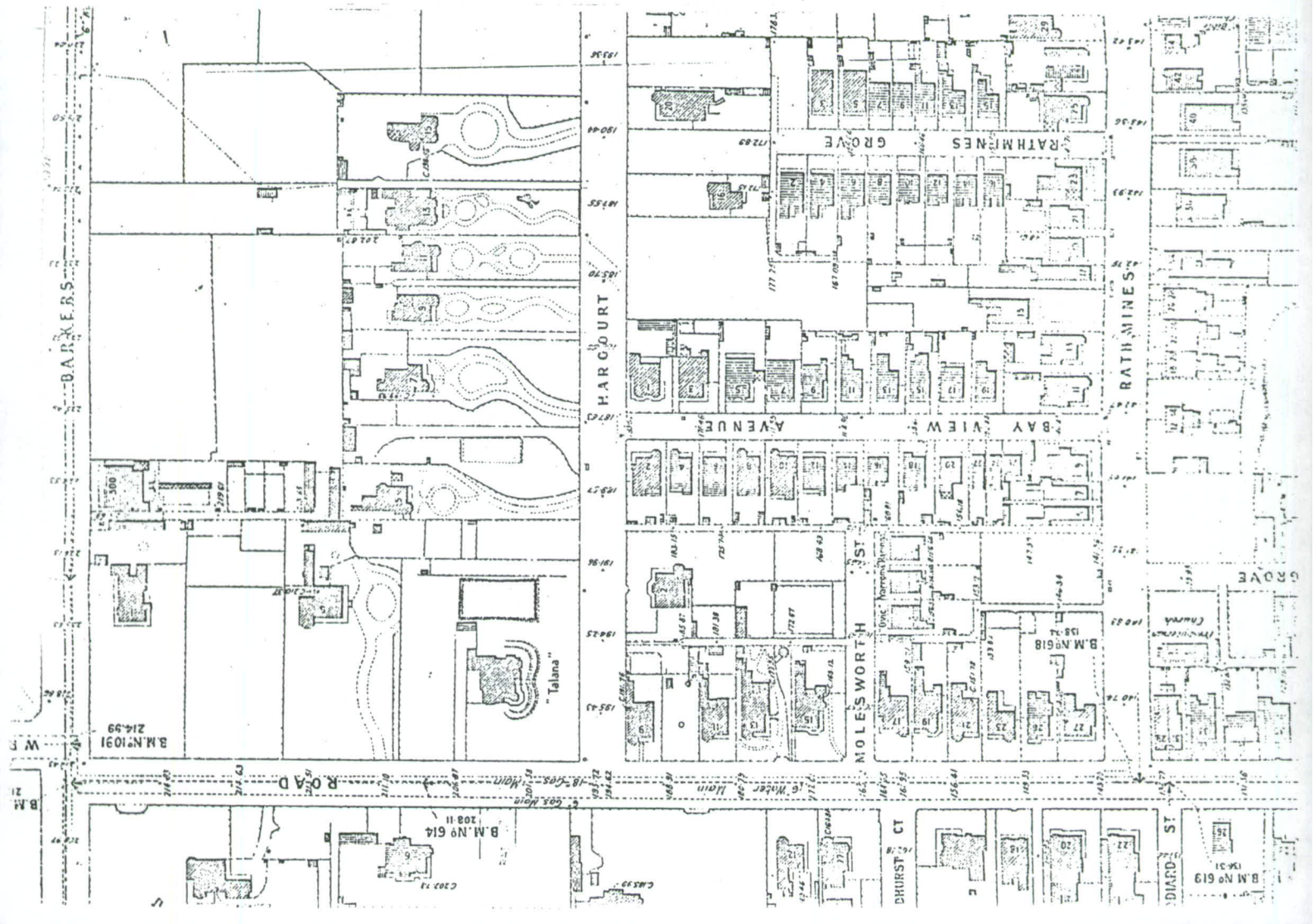


Hawthorn
Conservation
Harcourt Street
Area
Borough Map
(part) 1866

CHURCH OF
ENGLAND.
Parsonage

From Later & Bayler
Conservation Study

Hawthorn
197.5



Hawthorn
Conservation
Harcourt Street
Area

MMBW 160' 1" (1902)

From "Larkin's Railway
Hawthorn Conservation
Area" 1975