

Name	House	Reference No	
Address	15 Hastings Road, Hawthorn East	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1915-16	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec. BPS Heritage Overlay

History

Arthur Chaplin, an accountant or clerk was recorded as the owner of a vacant block of land on the then relatively undeveloped east side of Hastings Road, Hawthorn East, for the 1914/15 rate cycle. Chaplin previously resided at 12 Hastings Road.¹ By the following year's rate cycle, Chaplin was listed as the owner and occupier of a six-roomed brick house, with a nav (net annual value) of £35.² Mr Chaplin, a local identity,³ resided at this address until c. 1953, after which date Miss N Phillips was listed as resident until at least 1974.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

No 15 Hastings Road, Hawthorn East, is a single-storey house in red face brick, with a simply designed, single ridge transverse roof, gabled at its north and south ends. The roof is clad in Marseilles tiles, and a small dormer punctuates the west plane of the roof, above the entrance porch. There are two slender chimneys with a plain face brick stack, rendered neck and tall terracotta pot. The eaves run up in line with the roof pitch and are marked at the edges with projecting rafters. The dormer has a small flat roof, possibly metal clad, with miniature projecting rafters, a leadlit, three-light casement sash window and a two-course shingled apron. A five-sided canted bay/tower with timber-framed, double hung leadlit sashes is located to the south of the entrance porch, and is topped by an ogee-moulded metal clad roof with ribs at its facets, each joining at a ball-topped finial. The tower roof has a shallow boxed eave supported on a set of radial exposed rafters; below the eave is a frieze in roughcast stucco incised with slim vent slots. An art-nouveau floral pattern is in the upper pane of each sash; the sashes have jigsaw-cut sun shades/valences in the upper portions. The entrance porch is framed by a slatted timber frieze and balustrade. To the north of the porch is a boxed window with a group of timber-framed, double-hung sashes with brackets above to support the overhanging eave. The front door is enclosed by a large brick arch that encompasses two elongated quadrant sidelights. The front steps are shallow and bluestone-capped; the porch floor appears to be

tilled. A tall lapped timber paling fence marks the front property boundary, with a vehicle crossover and driveway on the north side.

Historical Context

The subject site is located in an area which was subdivided from 'Mornane's Paddock' in 1882.⁵ The west side of the street developed before the east side (where the property is located); the west side also tends to smaller (and some irregular) allotments, while those on the east are larger and with regularly spaced development.

Comparative Analysis

No 15 Hastings Road, Hawthorn East, dates from the close of the Federation period, in 1915-16, and reflects the transition between Federation and the bungalow mode of the later teens and 1920s. The transition began in Boroondara with 11 The Avenue, Surrey Hills (1902, B-graded), and continued with 17 Threadneedle Street, Balwyn (1907, B-graded), and 22-4 Albion Road, Camberwell (1911, B-graded). The subject property also compares with notable moves from the Federation style in other Melbourne suburbs, as with Robert Haddon's *Anselm* in Glenferrie Street, Malvern (1906), which has a similar bay/tower element, or the Desbrowe-Annear trio at The Eyrie in Eaglemont (1900-1903), which use similar timber console detailing. The long transverse gable and central dormer show an early affinity with the so-called Dutch Colonial or Craftsman bungalow in the United States, a popular East Coast counterpart to the Greenes' early bungalows in Los Angeles and probably introduced to Melbourne in Oakden and Ballantyne's Harry Martin bungalow in Malvern, of 1908-9. Boroondara examples include 219 Cotham Road (B-graded), 857 Glenferrie Road (B-graded), 7 Marshall Avenue (B-graded), and 118 Walpole Street (B-graded, c. 1926), all in Kew. Camberwell has 16 Alma Road (C-graded, 1923-4) and 931 Toorak Road (C-graded, 1925). No 15 Hastings Road is lively and varied in comparison with its Boroondara counterparts, probably reflecting its earlier date and greater proximity to the Federation style.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 15 Hastings Road, Hawthorn East, is a transitional design which falls between the Federation style and the bungalow. It is an excellent example of this form, showing the major formal changes in its roof form, reduction of chimneys, simplification of plan perimeter and stylization of details and accentuation of line. The house is also substantially intact externally, at least to its visible elevations.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

No 15 Hastings Road, Hawthorn East, is distinguished by its range and combination of materials and details, as with the carefully moulded canted bay/tower, the individual window framing and leadlighting, the rafter expression and the complexity of surface material changes.

Statement of Significance

No 15 Hastings Road, Hawthorn East, is of local historical and architectural significance. It is a fine example of a design which reflects the transition between the Federation and bungalow modes, and displays the major formal changes in its roof form, reduction of chimneys, simplification of plan perimeter and accentuation of line. The house, which is substantially intact externally, is also distinguished by its range and combination of materials and details, including the carefully moulded canted bay/tower, the individual window framing and leadlighting, the rafter expression and the complexity of surface material changes. Its façade presents as lively and varied in composition.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ City of Hawthorn Rate Books, 1914/15, #9237, land, nav £10, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1915/16, #9213, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Chaplin is mentioned in *Mayblooms and cherrybobs: recollections of Hawthorn*, 1987, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁵ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.