

PLACE IDENTIFICATION FORM

ADDRESS

15 Hawthorn Grove

TYPE

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

TITLE

"Evangeline"

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 Oct. 91.
NEG FILE 21-26, 22.08

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 1896
Architect Alexander
Builder Davidson.
Elements

- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- 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 []

15 HAWTHORN GROVE

"EVANGELINE"

History

This splendid towered mansion with its large grounds was built in 1896 from the designs of the notable architect, Alexander Davidson, for Thomas Rand, manager.¹ Rand lived there until 1899 when he leased the house to Auguste Joseph Francois de Bavay (1856-1944), Belgian brewer, chemist, bacteriologist and metallurgist.² De Bavay, through his technological innovation in brewing and mining technology, was influential in "producing a peculiarly Australian beer, establishing Melbourne at the forefront of brewing technology".³ No. 15 Hawthorn Grove was de Bavay's home at the turn of the century. In the 1901-2 Hawthorn rate book, No. 15 was described as "St. Ives", an eight-roomed brick house, NAV 180 pounds.⁴ De Bavay renamed his home "Evangeline".⁵

De Bavay arrived in Melbourne in March 1884 and was head brewer at the Victoria Parade Brewery in East Melbourne from 1884-1894. In 1888, he developed the first pure yeast used commercially in Australia and in the 1890s helped to develop a lager beer, which cornered the colonial beer market. In 1900, when he was living in Hawthorn, de Bavay signed a long-term contract with Fosters and also acted as consultant for the Swan Brewery in Western Australia and the Cascade Brewery in Tasmania. After 1907, de Bavay was consultant to the Carlton and United Breweries. He was appointed O.B.E. in 1918 and also won Papal and Belgian honours. He died at his home in Studley Park Road, Kew, on 16 November 1944.⁶

Other notable occupiers of 15 Hawthorn Grove included J. Thompson, merchant; J. Newman Barker, Minister of the Collins Street Independent Church, and Alfred Clarke, grazier, from the 1920s until the 1960s.⁷

The development of Hawthorn Grove

Hawthorn Grove was subdivided out of Crown Portions 35 and 36. Its early history was disjointed. Although subdivisions occurred around 1882 it was not until the new branch railway went through that development boomed.

"Crown portions 35 and 36 were bought at the Crown sales in 1847 by one John McAley or McAlley, probably a Richmond carter. By 1853 about two-thirds of

¹. Loder and Bayly, *Hawthorn Grove Area*, Hawthorn Conservation Study, Jan 1978, pp. 12, 26; Gwen McWilliam, *Kinkora Road/Hawthorn Grove*, Hawthorn Historical Society, 1990.

². Ibid.

³. *Australian Dictionary of Biography*, Vol. 8, pp. 262-264.

⁴. Gwen McWilliam, *Hawthorn Grove*, 1977, p.59.

⁵. Ibid. p.27.

⁶. ADB.

⁷. Loder and Bayly, p.12.

15 Hawthorn Grove continued

his purchase was transferred to Daniel Meaney, whose Boroondara Family Hotel (still remaining, in part, on the corner of Clovelly Court) was built within a year or so. It is remembered also as the first home of the Hawthorn Cricket Club, but the hotel was extended into a large private home just before Meaney's death in 1863 and was occupied for the next few years by an ironmonger, Peter Langwill (who subdivided Manningtree Road early in the 1870s).

The remaining third of the double block was in three properties by the mid-1850's, two on either side of the present Xavier Court, each with a house, one rebuilt in 1869, the other about 15 years older, perhaps now Nos. 208 and 222 Barkers Road, running back to the boundary of Crown allotment 35. Behind them and facing Glenferrie Road was an L-shaped block which, with another property across Glenferrie Road facing his own street, was Thomas Johnson's rose nursery. Johnson grew vegetables and fruit at first, then changed to roses, winning all the prizes in the 1860s. He was not so successful in politics, although he stood regularly at most local Council elections during the decade.

By coincidence, both the Johnson and Meaney properties were ready for subdivision at the beginning of the eighties. The extension of the railway line from Hawthorn to Camberwell was accompanied by land subdivision and speculative land buying and house building in streets close to the new stations, and houses were also built in the new Hawthorn Grove near Glenferrie Road soon after the Johnson blocks were sold in 1882 (from about \$200 to \$400 each). The street went through the site of Johnson's house to the edge of his property at the present lane, and was doglegged to fit the subdivision of the larger estate with the three lines of large blocks, both sides of Hawthorn Grove and facing Barkers Road. The Meaney estate was in Thomas Kelly's name, and some blocks were transferred out of the title during 1881-2.

The first new houses were three similar buildings, one on the corner of Barkers and Power, and a mirror pair, still on either side of Hawthorn Grove facing Power Street, but now not quite so alike. Then building seemed to cease and the property was used by the new little Methodist Ladies College. The decision was then made to construct a branch railway line to Kew, through mostly vacant land belonging to the "Grace Park" Estate of Michael Lynch, Patrick O'Brien's "Kinkora", Meaney's land, and property belonging to the Roman Catholic Church. The line was opened in 1887, and during the year the "Railway Estate" was advertised - and the majority of blocks east of the railway line had been developed by the turn of the century. The gaps on the north side had been filled by the First World War, those on the south side, on the west side of the railway line, by the thirties, (and the little Barker Station, with its railway gates which held up the increasing number of cars for the decreasing number of train travellers until the line finally closed completely, in 1957).

Hawthorn Grove was developed over a relatively short time span, notwithstanding the apparent variety of styles within the area. Excluding the buildings facing into Power Street and Glenferrie Road, of the 84 different buildings that once existed or which can now be seen in or abutting Hawthorn Grove, a time schedule of construction activities reads as follows:

15 Hawthorn Grove continued

-	pre-1900 (undated)		5 buildings constructed)	65
-	1881-1884	-	7 buildings constructed)	buildings
-	1885-1889	-	14 buildings constructed)	erected
-	1890-1894	-	16 buildings constructed)	over 15
-	1895-1899	-	23 buildings constructed)	years
-	1900-1910	-	5 buildings constructed)	
-	c1920	-	2 buildings constructed)	
-	c1930	-	1 building constructed)	
-	post 1940	-	10 buildings constructed)	
-	post 1950	-	7 buildings demolished)"8	

The overwhelming majority of buildings were constructed before the first world war over a short 15 year period. As a result the character of the street is remarkably consistent. The two principle building phases are clear in the extant built form, but these compliment each other. Better than any other in Hawthorn, this street illustrates the development of a suburban ideal for the moderately wealthy, which was to flow on to other socioeconomic groups and consolidate Hawthorns image as a highly desirable garden suburb.

Description

A mansion house, single storey, but with a three stage tower placed on the side elevation to principally address the side garden. The building has a large rectangular form with two rear wings, and small projections off the sides in the form of bay windows, a bayed projection adjoining the tower, and a square projection on the service side. Walls are brick, (now painted) with elaborate render dressings, seen as architraves to openings, in a heavily embellished cornice at the bracketed eaves (utilizing vegetation motifs) and in applied pilasters, colonnades, string courses and parapet to the tower. Whilst the placement of the render dressings is relatively standard, their form and detailing is not.

On three sides, a cast iron verandah follows the line of the wall and its projections. This is an unusual casting. The columns are particularly slender and incorporate a capital, half height twisted shaft, and lower level fluted and embellished shaft. The shallow bracketed ones have their elements utilizing a sinuous leaf pattern, and the "straight" above is similarly fine in its casting, again with atypical pattern.

The bay windows extend the double hung sashes to give access to the verandah. Access to the front door occurs through an arched entry at the base of the tower with side access to the verandah. On the corner of the ground level, the tower includes colonnades. Above the corners are emphasised with a giant order pilaster. Paired, half-round head windows complete the second stage, and paired oculi the top level. A Gothic style parapet completes the tower.

The overall composition is complex but elegantly assembled. Placed on the high ground of the site, it commands a prominent position overlooking the garden.

⁸. Loder and Bayley, *Hawthorn Grove*, 1978.

15 Hawthorn Grove continued

Assessment

This building is the largest and most grand in the street. It occupies a particularly large site and is the only building here which can be fairly described as a mansion rather than a garden villa. The majority of Hawthorn's mansions were constructed before the 1890s depression. This is one of the few from after that time with its key mansions characteristic - the tower - it is a landmark in Hawthorn Grove. Oddly enough it is amongst the later buildings constructed here, after the garden villa character had already been developed. Its location here is indicative of the highly desirable status of Hawthorn Grove in the late nineteenth century.

The building is a later example of the work of Alexander Davidson. Davidson had an extensive practice in the Western District with K. Henderson, constructing mansions in rural and town locations. In 1869 they designed the magnificent Barwon Park in bluestone and cast iron, and their reputation was established. Although generally of stone rather than brick, the Western District work shows the same elegant detailing, attention to render mouldings and specially designed cast iron, which is displayed at 15 Hawthorn Grove.

Many of the early works include the delicate bay window elements seen here. This design is strikingly similar to Narrapumelap at Wickliffe of 1873-8. This building has a similar, single storey form with three stage tower. It is a highly three dimensional design incorporating the projecting bay/tower combination as the side elevation to a front incorporating bay windows. The tower is remarkably similar with matching paired half round windows on the middle stage and grouped oculi on the upper stage, using three rather than two oculi as used in the Hawthorn example. Although Narrapumelap is executed in bluestone, it is clearly the precursor to the planning and elevational treatment at 15 Hawthorn Grove.

Davidson undertook most of his work in the country. This building is one of the rare City examples. Its highly three dimensional form, shows the influence of his country design where street presentation is not part of the design, replaced instead with a strong landscape relationship which can be seen at 15 Hawthorn Grove. This design has used city materials however. The fine render mouldings, the brick walls, and the delicate decoration to the tower are modifications of the robust country work to suit a closer viewing in the city context.

The iron here is particularly fine and probably purpose made for this building. The flat brackets are uncommon, but similar to the form at 5 Grattan Street of 1896. Two other Hawthorn towers adopt the oculi to the tower, although in single not paired form, at 4 Coppin Grove (1880-81) and 16 Burwood Road (1873-74).

Significance

State

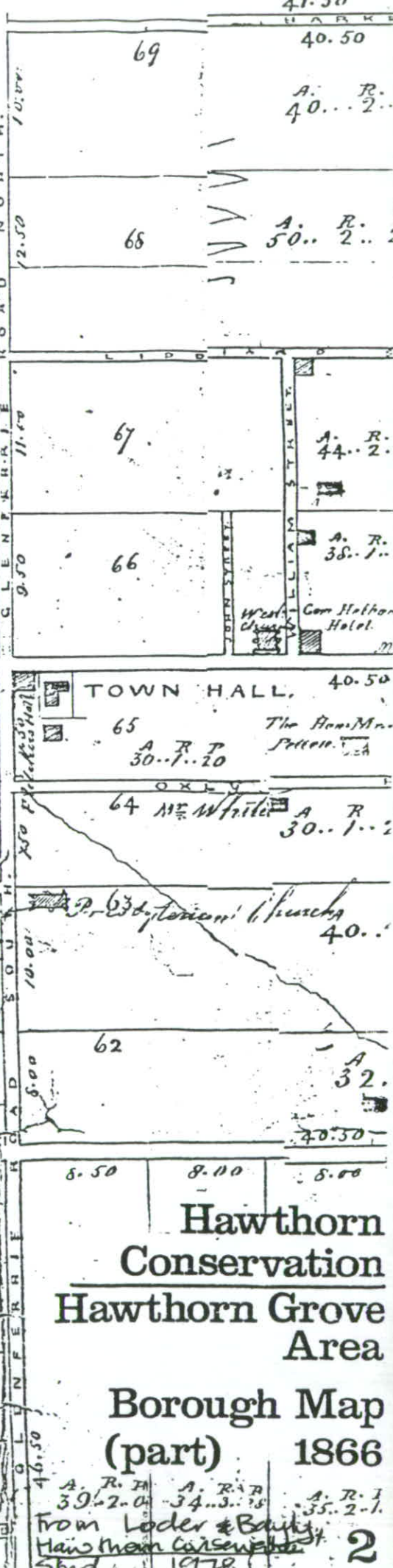
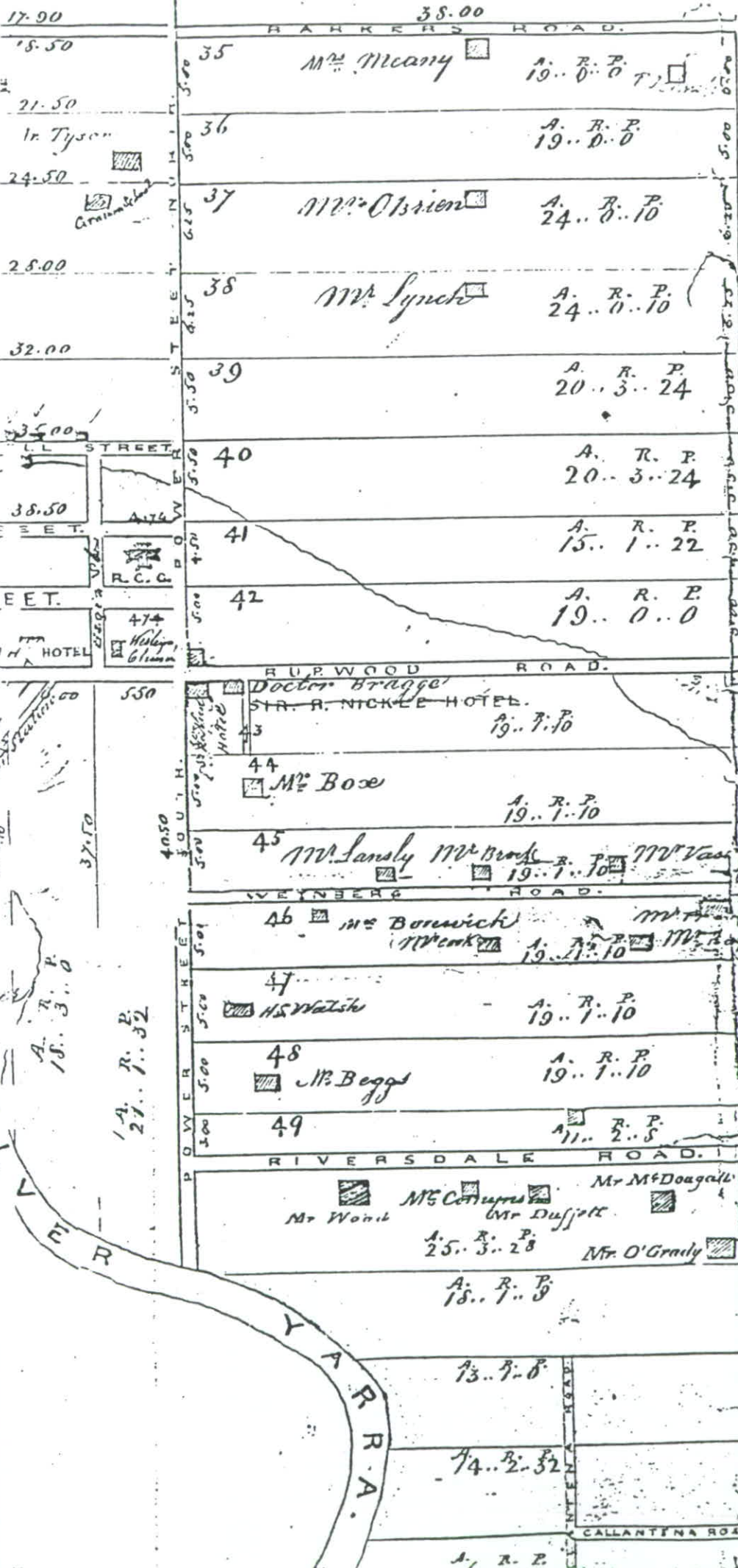
1. Architecturally significant as one of the best examples of rare city examples from architect Alexander Davidson's work; for its superb unusual, cast iron; for its late mansion house date in Hawthorn; and as a landmark in Hawthorn Grove, where it is the only mansion house.

15 Hawthorn Grove continued

2. The house has historical significance for its associations with the notable Belgian brewer, Auguste Joseph Francois de Bavay, who played a major role in the development of the Australian brewing industry in the pre-World War I period. This late Victorian residence was de Bavay's home at the turn of the century and is a fine example of the mansions constructed in the late 1890s for affluent business and professional men and their families in middle class suburban Hawthorn.



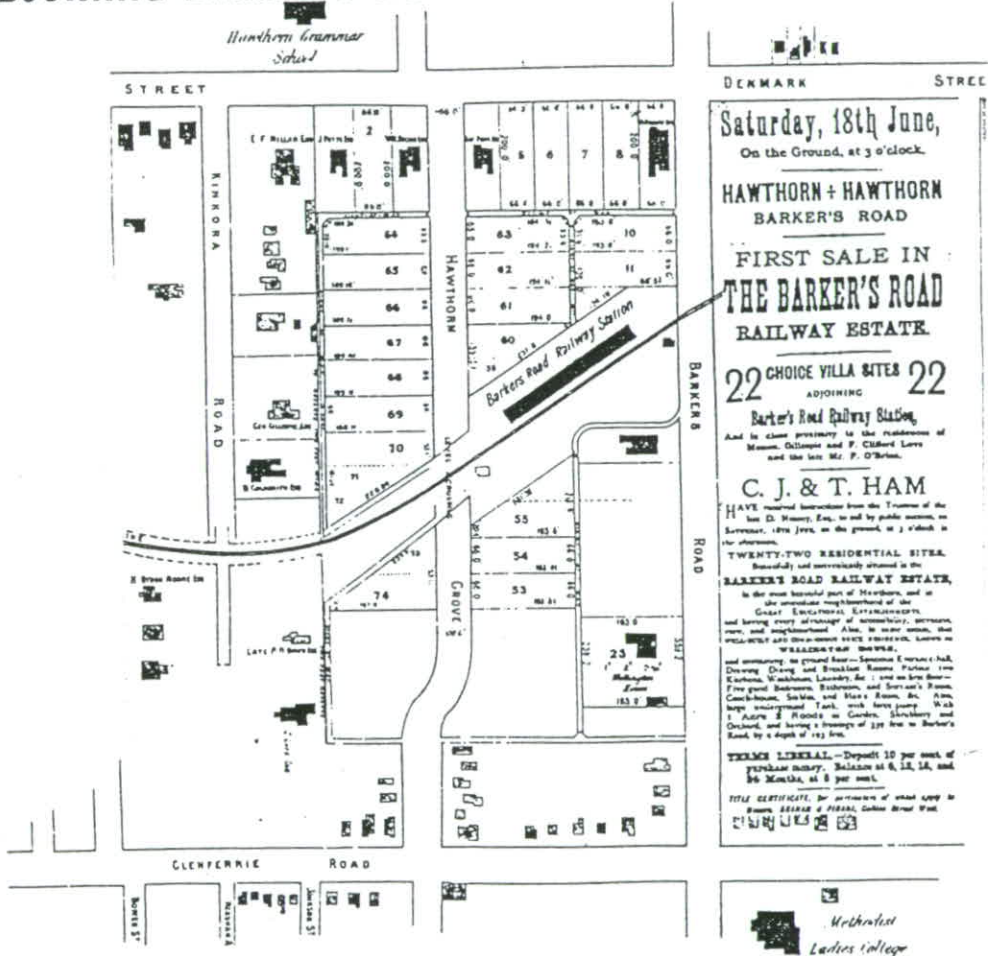
15 Hawthorn Grove



From Loder & Bailey, Hawthorn Conservation Study, 1978

HAWTHORN.

ADJOINING BARKER'S ROAD RAILWAY STATION (KEW LN)



Saturday, 18th June,
On the Ground, at 3 o'clock.

**HAWTHORN + HAWTHORN
BARKER'S ROAD
FIRST SALE IN
THE BARKER'S ROAD
RAILWAY ESTATE.**

22 CHOICE VILLA SITES 22
ADJOINING
Barker's Road Railway Station.

And in close proximity to the residences of
Messrs. Gillmore and F. Clifford Lewis
and the late Mr. F. O'Brien.

C. J. & T. HAM

HAVE received instructions from the Trustees of the
late D. Hammett, Esq. to sell by public auction, on
Thursday, 18th June, at 3 o'clock in the afternoon,
the above.

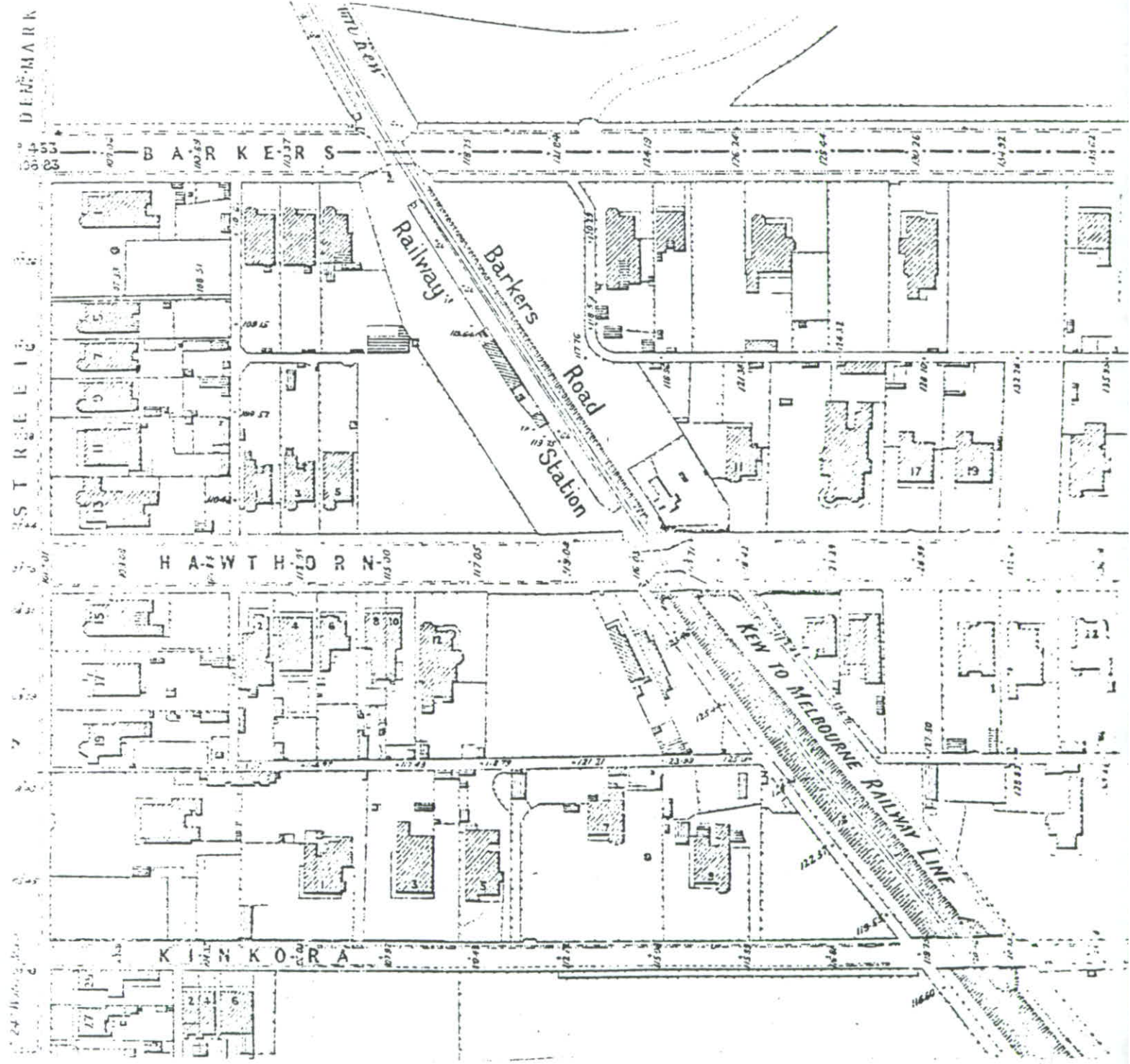
TWENTY-TWO RESIDENTIAL SITES.
Beautifully and advantageously situated in the
BARKER'S ROAD RAILWAY ESTATE,
in the most beautiful part of Hawthorn, and in
the immediate neighbourhood of the
Great Eastern Railway Station,
and having every advantage of amenity, services,
water, and neighbourhood. Also, in each section, the
irregularly and irregularly shaped sections, known as
WALLINGTON SITES,
and comprising, in ground four—Seasonal Terrace, bath,
Dressing Room and Breakfast Room, Parlor, two
Kitchens, Washhouse, Laundry, etc.; and an iron Store-
house, good Bathrooms, Bedrooms, and Servant's Room,
Cupboard, Sashes, and Glass Room, etc. Also,
large underground Tank, with large pump. Water
to be drawn from the Garden, Struckery and
Orchard, and having a frontage of 120 feet to Barker's
Road, to a depth of 125 feet.

TERMS LIBERAL.—Deposit 10 per cent. of
purchase money. Balance at 6, 12, 18, and
24 Months, at 8 per cent.

TITLE CERTIFICATE.—For particulars of what apply to
these sites see P. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120.

**BARKER'S ROAD
RAILWAY ESTATE**





From Loder & Bayly Hawthorn
Conservation Study 1978