

PLACE IDENTIFICATION FORM

ADDRESS

35 Hawthorn Grove

TYPE

- ☒ Single Residence
☐ Shop
☐ Office
☐ Landscape feature
☐ View

flats to 1978 - flats still?

- ☐ Multiple Unit Res.
☐ Outbuildings
☐ Industrial Building
☐ Public building
☐ Other

TITLE

"Thorshaire"

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [X] 2 [] 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 Oct 91.

NEG FILE 21.17.

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 1893
 Architect H.J. Prockter.
 Builder
 Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]
 Fair []
 Poor []

CONDITION Good [X]
 Fair []
 Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

The site information given above has been determined from external street level inspection.

* Requires rate book confirmation.

35 HAWTHORN GROVE

"THORSHAIRE"

History

Built in 1893 from the designs of the architect, H.J. Prockter,²⁶ this comfortable villa in a garden setting was owned at first by Alexander Mair, Principal of Methodist Ladies College.²⁷ It was occupied in 1899 and later by J. Corr, teacher, and was described in the 1901-2 Hawthorn rate book as "Thorshaire", an eight-roomed brick house, NAV 70 pounds, owned still by Mair.²⁸ By the late 1970s, the house was being let as apartments.²⁹

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 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

²⁶. Loder and Bayly, *Hawthorn Grove Area*, Hawthorn Conservation Study, Jan. 1978, p.11; Gwen McWilliam, *Hawthorn Grove*, 1977, p.23, *Australian Builder and Contractors News* 11 Aug. 1894 (p.55) Article and illustration showing "recently erected residence at Hawthorn Grove".

²⁷. Loder and Bayly, p.11, McWilliam, p.23.

²⁸. Ibid. p.59.

²⁹. Loder and Bayly, p.11.

35 Hawthorn Grove continued

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", Meany'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:

-	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)"30	

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.

³⁰. Loder and Bayley, *Hawthorn Grove*, 1978.

35 Hawthorn Grove continued

Description

A single storey garden villa of the common "L" shaped form.

Two common single storey villa types occur in the peak of Hawthorn's Victorian garden suburb development during the 1880s and 1890s. One is forward facing with a double bay, central door and verandah reflecting the bay form e.g. 22 Elm Street. The second type is "L" shaped with a return verandah terminating at the projecting leg of the "L" - sometimes, as in 8 Elmie Street, a projection also terminated the far return end to the verandah. Bichrome brickwork or red brickwork render dressings is typical.

This building departs from the standard form with the following features; the slate roof is more steeply pitched than its Victorian period contemporaries; the gable end is half timbered as a prominent feature; the main window in the gable end has a half round head to a combined light form; and the verandah utilizes very little cast iron and timber posts. All these factors point towards the development of the Queen Anne domestic style, extensively used in nearby Grace Park.

Assessment

Ussher and Kemp were at the forefront of the development of the domestic Queen Anne in Melbourne and Australia. Early buildings such as Campion College (former Dalwraith) of 1906, (Studley Park Road, Kew) and Woodlands of 1888 (Woodlands Street, Essendon) were instrumental in the development of the style to suit the typical suburban form which reached its peak in the first decade of the twentieth century.

Ussher's work falls into two categories, the gabled design - usually a two storey form and the hipped design where gables on two co-ordinate points project from an overall hip - usually a single storey form. In general, Ussher's largest houses e.g. Dalwraith in Kew of 1900, adopt the gabled designs. These houses fall into the mansion category. It is the single storey designs, which usually apply to large houses rather than mansions, which have developed into the distinctive Australian style, Queen Anne domestic and which were the most popular in the first decade of the twentieth century e.g. Hedges Residence, 1897 in Canterbury and Clarke's Residence in Toorak of 1897. Ussher joined with Kemp and developed the style with the characteristic features of tiled hipped roofs, timber verandah decorations, and a strongly three dimensional form with a corner emphasis.

Several key practitioners worked within the style. Ussher and Kemp, Walter Butler, Christopher Cowper amongst others. The early development occurs in the last decade of the nineteenth century culminating in the first decade of the twentieth century. The key practitioners were widely copied by builders up to the first world war.

The Queen Anne style, combined with some of the principals of Australian homestead planning and design, around the turn of the century, to produce a new suburban style continuing to the end of W.W.I. Sometimes loosely referred to as "Edwardian" or "Federation" it is more appropriately referred to as "Garden Bungalow", because it does not relate just to the period around Federation at 1901, and because it is intimately related to the garden suburb concept. What sets the "garden bungalow" and "Queen Anne domestic" apart from

35 Hawthorn Grove continued

the other red brick styles of the period, is a purposeful and close relationship with the garden as the dominant feature. A variety of decorative forms are used within this framework. The "garden Bungalow" eventually developed into the ubiquitous Californian Bungalow of the 1920s and 1930s.

The "domestic Queen Anne" had an ongoing influence on vernacular designs which can be seen up to the 1960s. The domestic Queen Anne buildings which survive from the turn of the century had a vital role in the development of the urban form of metropolis.

This building is early in the development of Queen Anne. It illustrates the gradual transition from the standard Victorian form to the full domestic Queen Anne which is Australia's first truly national style. Its neighbour No. 37 shows a similar trend. The development of Queen Anne is ably illustrated in Hawthorn, where the garden suburb concept developed early in Metropolitan Melbourne's history.

The architect Prockter worked with Ruck between 1887 and 1890, completing many residential and commercial schemes around Melbourne. From around 1903-4 Prockter appears to be practising on his own. The illustration of this building in the *Australian Builders and Contractors News* of 1894, described as a "recently erected residence at Hawthorn Grove, Grace Park", indicates both some standing for the architect and something unusual about the design. Prockter is listed in the architects index as also architect for a building for Hector McKay³¹ in 1891, also in Hawthorn Grove. This building has not been traced in the street. Prockter also was responsible with Ruck for a number of villas in Victoria Road for C.P. Taylor M.L.A. in 1890 and a single brick villa in the same street in 1884. He erected two shops in Glenferrie Road in 1891.

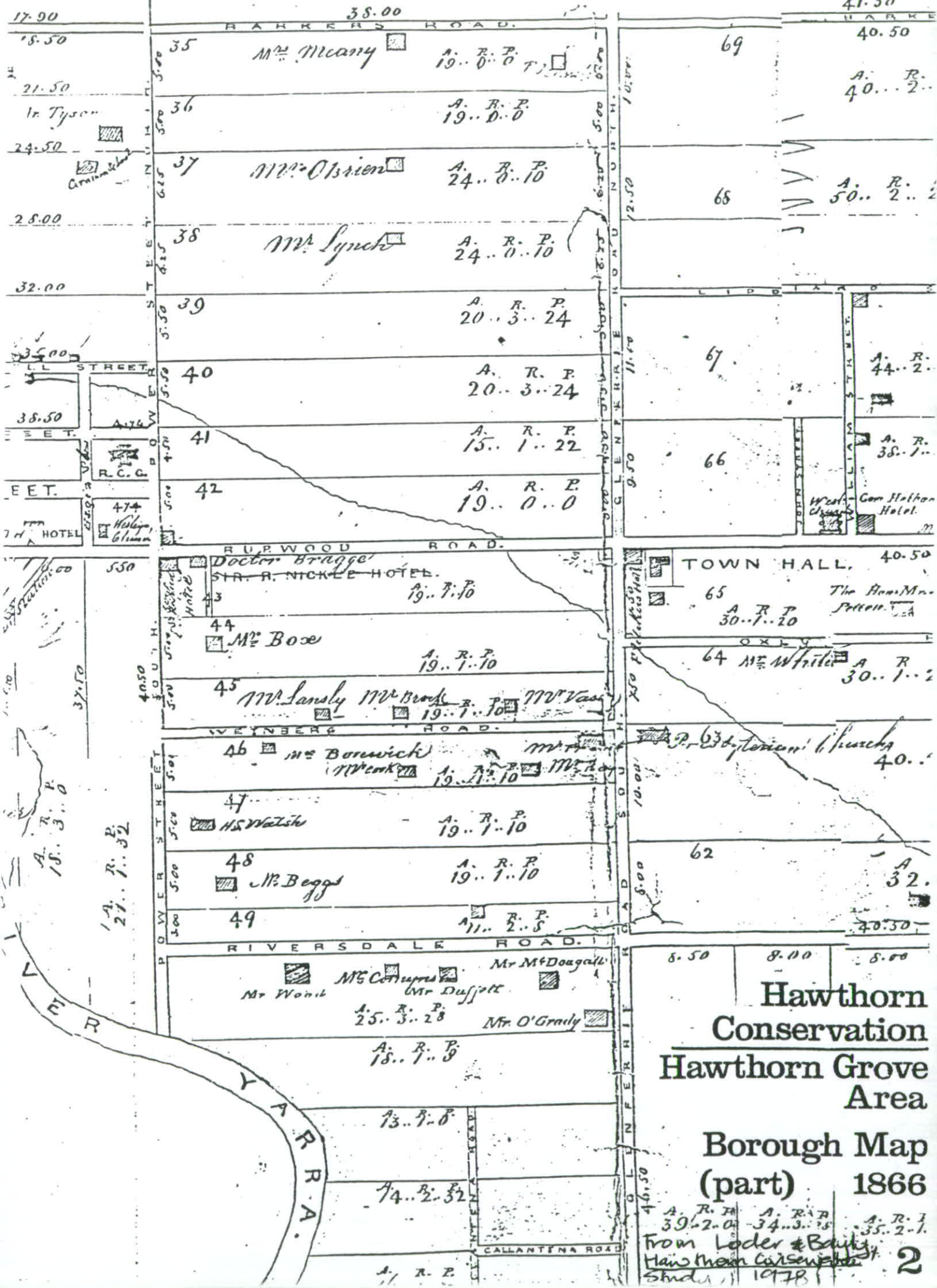
Prockter's known works are considerable in Hawthorn, and he may have completed others not listed in the architects index.

Significance

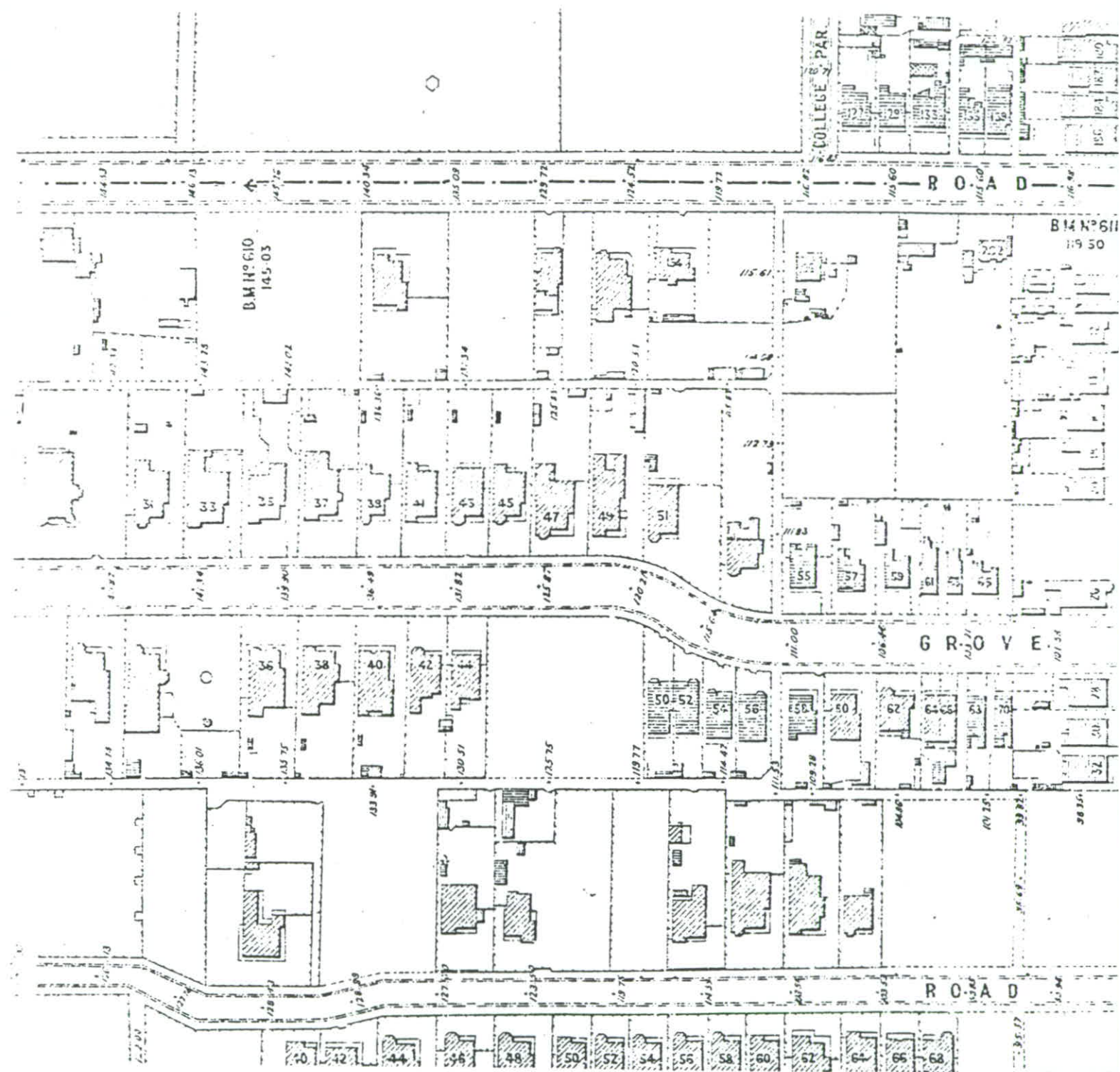
Metropolitan

1. Architecturally significant for the illustration of the gradual development of the domestic Queen Anne in Melbourne.
2. Architecturally and historically significant for its date at the height of the depression when a surprisingly large number of houses were constructed in Hawthorn and Hawthorn Grove.
3. This 1893 house has historical significance for its associations with an important Victorian educational establishment. The first owner, Alexander Mair, was Principal of Methodist Ladies College in nearby Kew. The house has significance, also, for its associations with the architect, H.J. Prockter.

³¹. Hugh McKay was a director of the Melbourne Permanent Building Society who were responsible for the construction of many buildings in Hawthorn Grove early in the 1890s depression.



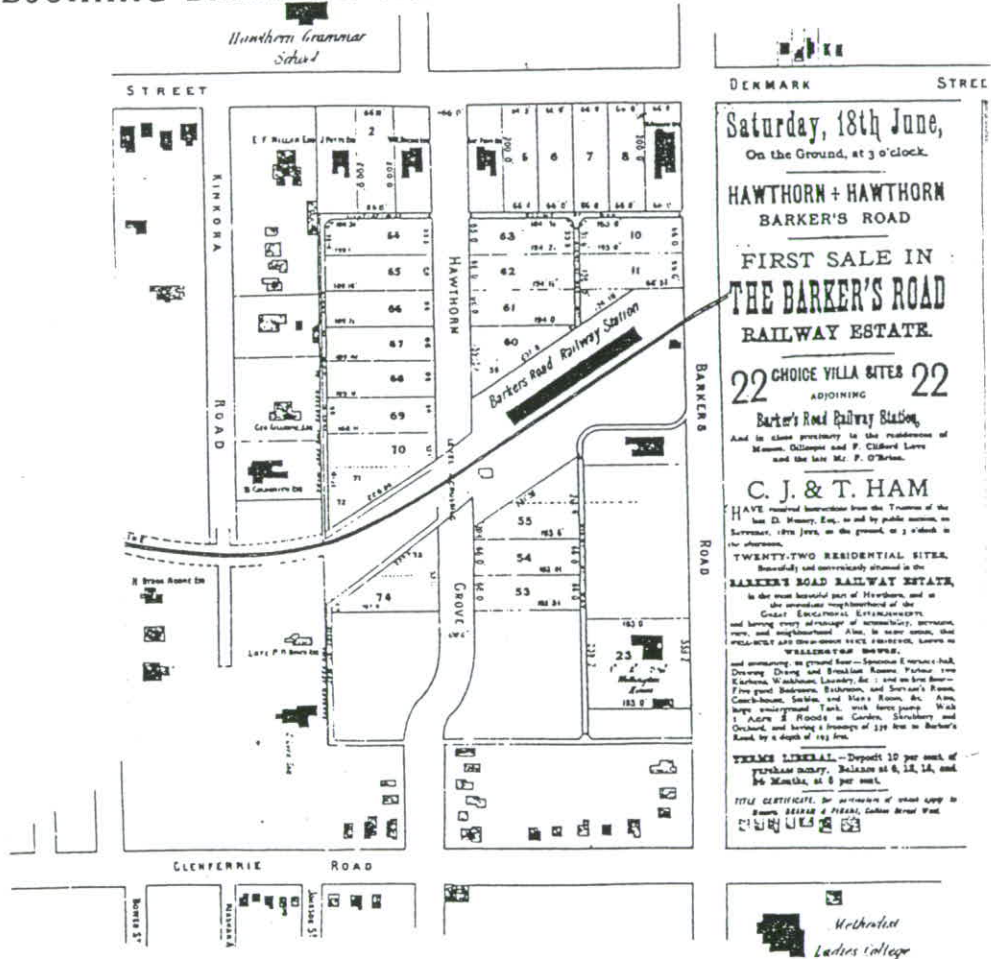
Hawthorn Conservation Area
Borough Map (part) 1866
 From Loder & Bailey
 Hawthorn Conservation Area
 Stud. 1978



Hawthorn Conservation Hawthorn Grove Area

MMBW 160' = 1" (1902)
From Loder & Bayly,
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. O'Sullivan and F. O'Sullivan
and the late Mr. P. O'Sullivan.

C. J. & T. HAM

HAVE received instructions from the Trustees of the
late Dr. Henry, Esq., to sell by public auction, on
Saturday, 18th June, at 3 o'clock, in
the afternoon,

TWENTY-TWO RESIDENTIAL SITES,
Beautifully and conveniently situated in the
BARKER'S ROAD RAILWAY ESTATE,

in the most beautiful part of Hawthorn, and in
the immediate neighbourhood of the
Great Educational Institutions

and having every advantage of amenity, situation,
view, and neighbourhood. Also, in many cases, the
SITES ARE OF THE MOST BEAUTIFUL, LARGE AND
WELL-SITUATED SITES.

and comprising, in ground four—Spacious Etc. (hall,
Drawing, Dining and Breakfast Rooms, Kitchen, two
Bathrooms, Washroom, Laundry, etc.; and on one four—
Five good Bedrooms, Bathroom, and Servant's Room,
Cookhouse, Scullery, and Kitchen, etc. Also,
large underground Tank, with force pump, Wall
1' 6" high & 1' 6" wide in Garden, Shrubs and
Orchard, and having a frontage of 120 feet to Barker's
Road, by a depth of 120 feet.

TERMS LIBERAL.—Deposit 10 per cent of
purchase money. Balance at 6, 12, 18, and
24 months, at 5 per cent.

TITLE GUARANTEED, for possession of sites apply to
Messrs. C. J. & T. HAM, 100, Collins Street West,
MELBOURNE.

BARKER'S ROAD RAILWAY ESTATE