

ADDRESS

28 Hawthorn Grove

"Hazeldene"

EXISTING DESIGNATION

STREETSCAPE LEVEL

GRADING

RECOMMENDED FOR

SURVEY DATE Oct. 91.

NEG FILE 22.09.

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

Builder F. Green (possibly)
Elements

Elements -

House and garden.



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

Green also built nos 47, 40, 33 and possibly 26.

INTEGRITY	Good	☒
	Fair	☐
	Poor	☐

CONDITION	Good	[X]
	Fair	[]
	Poor	[]

CROSS REFERENCED INFORMATION

Associated significant garden [1]

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

- * Requires rate book confirmation

28 HAWTHORN GROVE

"HAZELDENE"

History

Originally known as "Hazeldene", No. 28 Hawthorn Grove was built in 1896 for John Ditchburn, legal manager.⁴⁶ It may have been constructed by the local builder, Frederick Green, who built houses at No. 33 and 40 in 1896, No. 47 in 1898, and possibly No. 26 in 1896.⁴⁷ Although somewhat smaller than the Hawthorn Grove houses known to have been built by Green. No. 28 was described in the 1901-2 Hawthorn rate book as "Hazeldene", an eight-roomed brick house (NAV 64 pounds) owned and occupied by Ditchburn.⁴⁸ In 1905 it was the home of W. Druce, solicitor, and was later converted into two flats.⁴⁹

Description

A standard brick villa, slightly smaller than the usual Hawthorn Grove example but illustrating in a remarkably intact form, the typical features of return verandah, prominent gabled bay, and sombre polychrome. The timber verandah used here is similar to Queen Anne forms developing in this decade. Note the closer post spacing than for the late 1880s and early 1890s examples and the use of paired and single columns in combination.

In an unusual feature, the polychrome has been fashioned into a red brick quoin here, only just perceptible against the brown body of the brick wall.

Assessment

This building is likely to be by the builder/architect F. Green. Although a smaller example, the combination of elements in the bay projection and the overall composition are substantially similar to the attributed examples by Green at Nos. 40 and 47. No. 40 is also built c1896. It shows a more adventurous scheme than this example, with exuberant detailing on the timber verandah and the gable barge. The basic timber columns match however, as do the blind hoods to the windows.

Hazeldene illustrates in remarkably intact form, the range of house sizes in Hawthorn, and the more typical, conservative form of most examples.

Significance

Metropolitan

1. Hazeldene illustrates in remarkably intact form, the range of house sizes in Hawthorn, and the more typical, conservative form of most examples. Architecturally significant as an intact example of typical construction. Additionally significant for the association with Green who had a significant impact on the form of Harcourt Street.

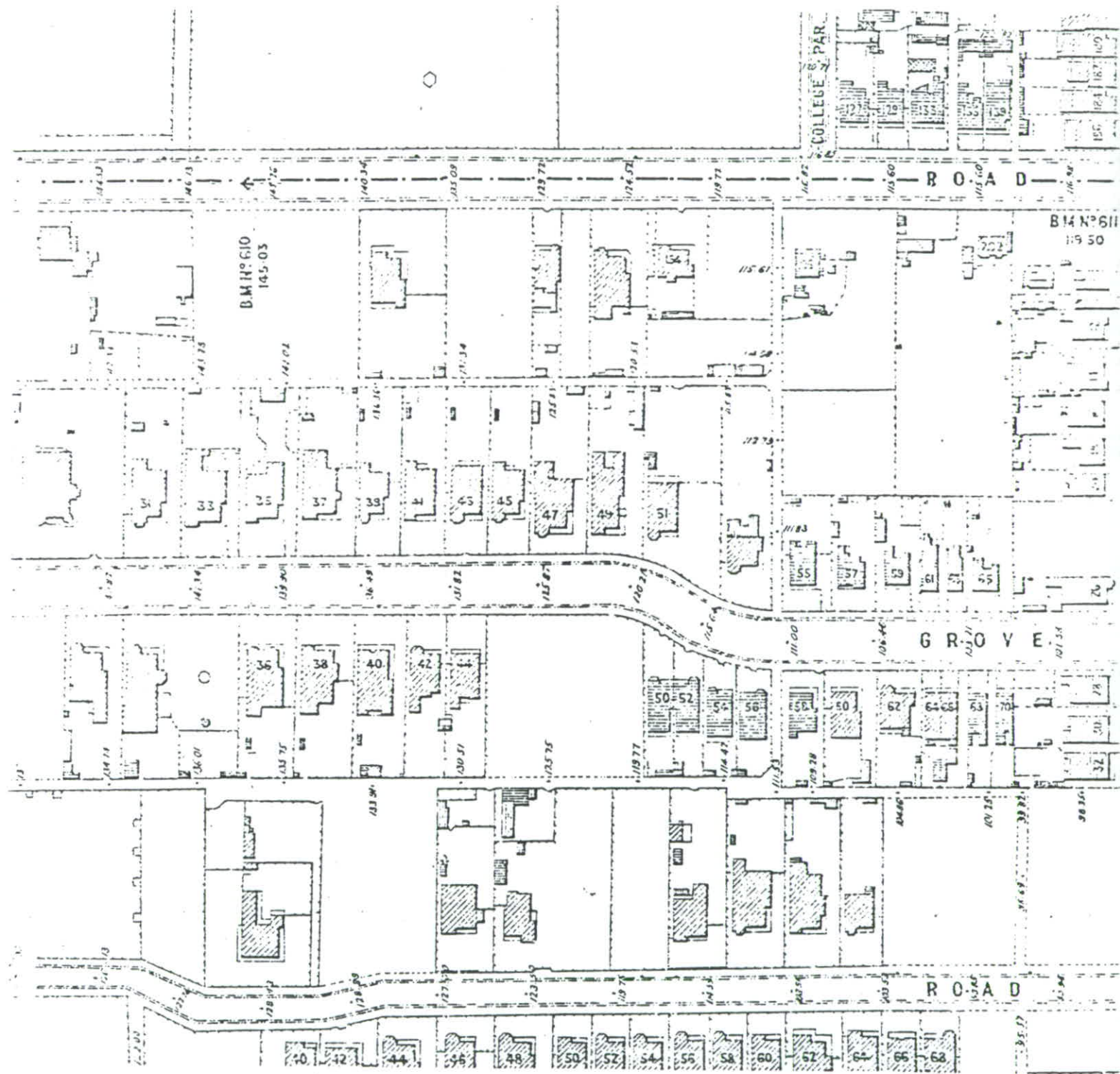
⁴⁶. Loder and Bayly, *Hawthorn Grove Area*, Hawthorn Conservation Study, Jan. 1978, p.14.

⁴⁷. Ibid. pp. 10-15.

⁴⁸. Ibid. p. 59.

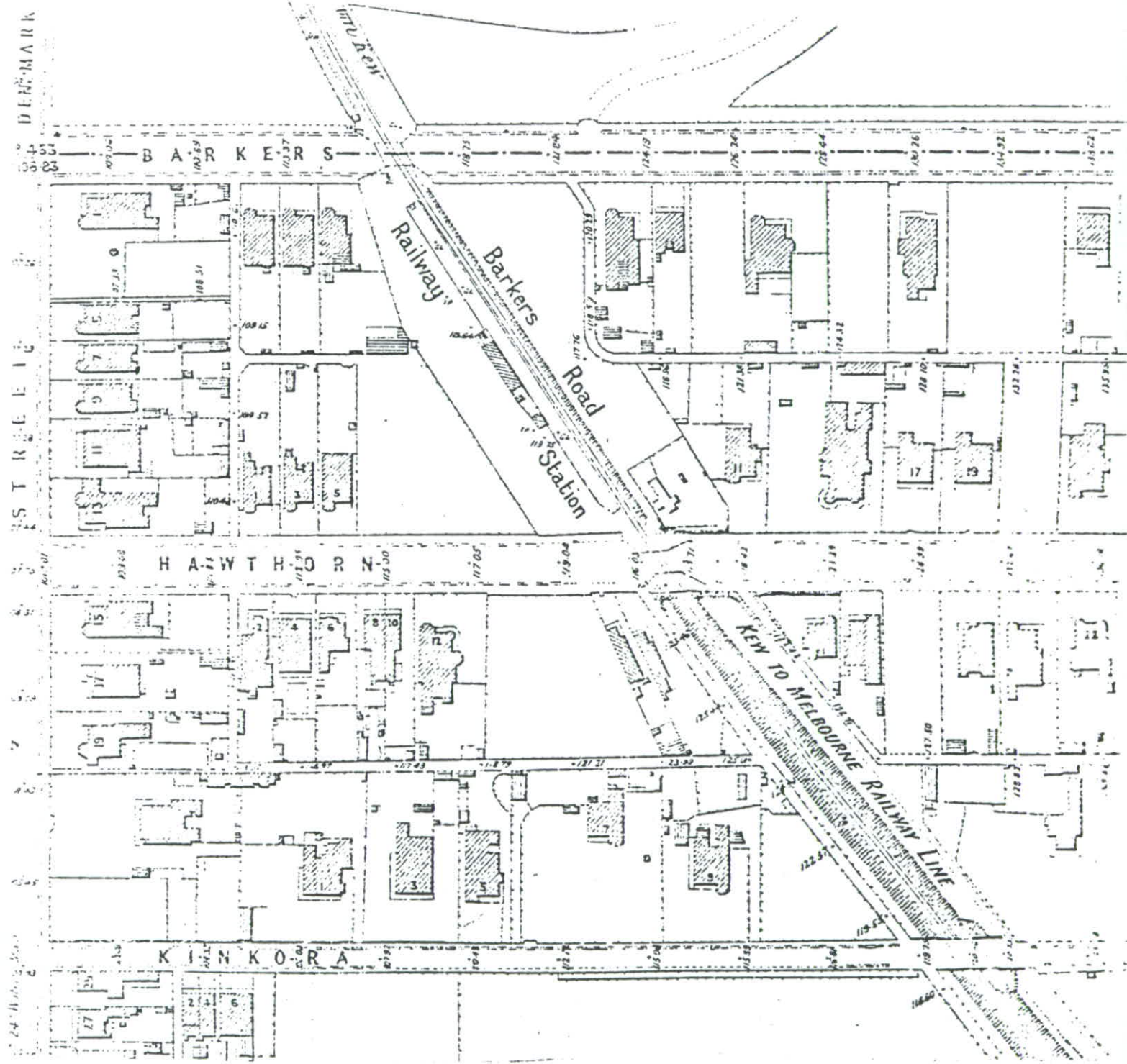
⁴⁹. Loder and Bayly, p.14.

17.90
18.50
21.50
12. Tyson
24.50
28.00
32.00
35.00
38.50
41.50
44.50
47.50
50.50
53.50
56.50
59.50
62.50
65.50
68.50
71.50
74.50
77.50
80.50
83.50
86.50
89.50
92.50
95.50
98.50
101.50
104.50
107.50
110.50
113.50
116.50
119.50
122.50
125.50
128.50
131.50
134.50
137.50
140.50
143.50
146.50
149.50
152.50
155.50
158.50
161.50
164.50
167.50
170.50
173.50
176.50
179.50
182.50
185.50
188.50
191.50
194.50
197.50
200.50
203.50
206.50
209.50
212.50
215.50
218.50
221.50
224.50
227.50
230.50
233.50
236.50
239.50
242.50
245.50
248.50
251.50
254.50
257.50
260.50
263.50
266.50
269.50
272.50
275.50
278.50
281.50
284.50
287.50
290.50
293.50
296.50
299.50
302.50
305.50
308.50
311.50
314.50
317.50
320.50
323.50
326.50
329.50
332.50
335.50
338.50
341.50
344.50
347.50
350.50
353.50
356.50
359.50
362.50
365.50
368.50
371.50
374.50
377.50
380.50
383.50
386.50
389.50
392.50
395.50
398.50
401.50
404.50
407.50
410.50
413.50
416.50
419.50
422.50
425.50
428.50
431.50
434.50
437.50
440.50
443.50
446.50
449.50
452.50
455.50
458.50
461.50
464.50
467.50
470.50
473.50
476.50
479.50
482.50
485.50
488.50
491.50
494.50
497.50
500.50
503.50
506.50
509.50
512.50
515.50
518.50
521.50
524.50
527.50
530.50
533.50
536.50
539.50
542.50
545.50
548.50
551.50
554.50
557.50
560.50
563.50
566.50
569.50
572.50
575.50
578.50
581.50
584.50
587.50
590.50
593.50
596.50
599.50
602.50
605.50
608.50
611.50
614.50
617.50
620.50
623.50
626.50
629.50
632.50
635.50
638.50
641.50
644.50
647.50
650.50
653.50
656.50
659.50
662.50
665.50
668.50
671.50
674.50
677.50
680.50
683.50
686.50
689.50
692.50
695.50
698.50
701.50
704.50
707.50
710.50
713.50
716.50
719.50
722.50
725.50
728.50
731.50
734.50
737.50
740.50
743.50
746.50
749.50
752.50
755.50
758.50
761.50
764.50
767.50
770.50
773.50
776.50
779.50
782.50
785.50
788.50
791.50
794.50
797.50
800.50
803.50
806.50
809.50
812.50
815.50
818.50
821.50
824.50
827.50
830.50
833.50
836.50
839.50
842.50
845.50
848.50
851.50
854.50
857.50
860.50
863.50
866.50
869.50
872.50
875.50
878.50
881.50
884.50
887.50
890.50
893.50
896.50
899.50
902.50
905.50
908.50
911.50
914.50
917.50
920.50
923.50
926.50
929.50
932.50
935.50
938.50
941.50
944.50
947.50
950.50
953.50
956.50
959.50
962.50
965.50
968.50
971.50
974.50
977.50
980.50
983.50
986.50
989.50
992.50
995.50
998.50
1001.50
1004.50
1007.50
1010.50
1013.50
1016.50
1019.50
1022.50
1025.50
1028.50
1031.50
1034.50
1037.50
1040.50
1043.50
1046.50
1049.50
1052.50
1055.50
1058.50
1061.50
1064.50
1067.50
1070.50
1073.50
1076.50
1079.50
1082.50
1085.50
1088.50
1091.50
1094.50
1097.50
1100.50
1103.50
1106.50
1109.50
1112.50
1115.50
1118.50
1121.50
1124.50
1127.50
1130.50
1133.50
1136.50
1139.50
1142.50
1145.50
1148.50
1151.50
1154.50
1157.50
1160.50
1163.50
1166.50
1169.50
1172.50
1175.50
1178.50
1181.50
1184.50
1187.50
1190.50
1193.50
1196.50
1199.50
1202.50
1205.50
1208.50
1211.50
1214.50
1217.50
1220.50
1223.50
1226.50
1229.50
1232.50
1235.50
1238.50
1241.50
1244.50
1247.50
1250.50
1253.50
1256.50
1259.50
1262.50
1265.50
1268.50
1271.50
1274.50
1277.50
1280.50
1283.50
1286.50
1289.50
1292.50
1295.50
1298.50
1301.50
1304.50
1307.50
1310.50
1313.50
1316.50
1319.50
1322.50
1325.50
1328.50
1331.50
1334.50
1337.50
1340.50
1343.50
1346.50
1349.50
1352.50
1355.50
1358.50
1361.50
1364.50
1367.50
1370.50
1373.50
1376.50
1379.50
1382.50
1385.50
1388.50
1391.50
1394.50
1397.50
1400.50
1403.50
1406.50
1409.50
1412.50
1415.50
1418.50
1421.50
1424.50
1427.50
1430.50
1433.50
1436.50
1439.50
1442.50
1445.50
1448.50
1451



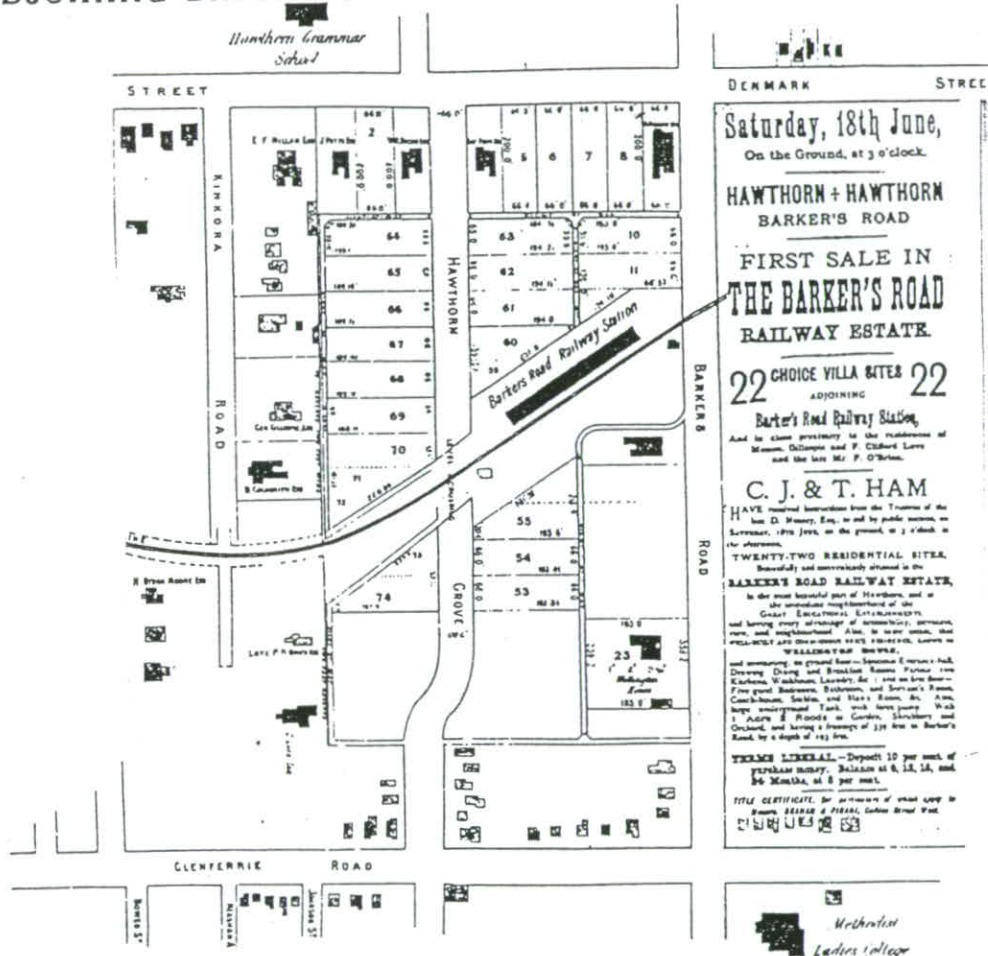
Hawthorn Conservation Hawthorn Grove Area

MMBW 160' = 1" (1902)
From Loder & Bayly,
Hawthorn Conservation Study
1978.



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. Gilmore 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. Henry, Esq., to sell by public auction, on
Saturday, 18th June, on the ground, 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 neighborhood of the
Great Exhibition Entertainment

and having every advantage of convenience, amenity,
view, and neighbourhood. Also, in many cases, the
sites are well situated for business, and are in
WILLIAMSON SQUARE.

and comprising, on ground first—Messrs. E. & J. Hall,
Drovers, Dring and Brindley, Messrs. F. & J. Hall,
Messrs. W. & J. Hall, Messrs. L. & J. Hall, and on lot first—
Five good Residences, Brindley, and Messrs. F. & J. Hall,
Cockburn, Sackin, and Messrs. E. & J. Hall, and on
large unimproved land, with some young trees
and a large 8 ft. square in garden, situated in
Glenferrie, and having a frontage of 110 ft. to Barker's
Road, by a depth of 120 ft.

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

TITLE CERTIFICATE, for payment of what may be
shown, BEING a FINAL, Custom Street, 1861.

BARKER'S ROAD RAILWAY ESTATE