

PLACE IDENTIFICATION FORM

ADDRESS

40 Hawthorn Grove

TYPE

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

TITLE

"Wyalong"

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 3.10.91.
 NEG FILE 22.18.19
 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.
 Elements—
 House, garden



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

F. Green also built nos. 26, 28. and 47.

INTEGRITY Good ☒ CONDITION Good ☒
 Fair ☐ Fair ☐
 Poor ☐ Poor ☐

CROSS REFERENCED INFORMATION

Associated significant garden ☐

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

* Requires rate book confirmation.

40 HAWTHORN GROVE

"WYALONG"

History

Earlier known as "Kincardin", this is one of at least five Hawthorn Grove houses constructed in the 1890s by the important local builder, Frederick Green. Owner of the site of No. 40 in 1894-95, Green has been listed also an architect.⁵⁸ The house was completed by 1896 for Thomas Frame, a boxmaker, who had "lived in lots of smart houses around Hawthorn since 1876".⁵⁹ Frame's house was described in the 1901-2 Hawthorn rate book as "Kincardin", No. 30 Hawthorn Grove, a brick house of nine rooms (NAV 70 pounds).⁶⁰ It was occupied by T. Kitchen in 1905 and H. Trumble, cricketer, from 1910 until the 1950s. By the late 1970s, it was being let as apartments.⁶¹

Other Hawthorn Grove houses built, and possibly designed by Green, include No. 33 (1893), Nos. 26 and 28 (1896) and No. 47 (1897-98).⁶² He also built a number of commercial buildings in Hawthorn including a row of two-storeyed shops of Victorian design at 845, 847 and 849 Burke Road.⁶³

Description

This building adopts the standard "L" shaped form, common for garden villas from the mid 1880s in Hawthorn.

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.

It departs from this standard form by not completing the return leg of the "L" with a gable end, rather a hipped form is used, giving the street facing facade prominence of the side aspect. The gable end incorporates a fretwork pattern reminiscent of Chinoiserie. Below this the roof ventilator is given a rusticated render sill with filigree render work below. This is matched on the window sills. A similarly picturesque decorative treatment is applied to the timber verandah which is a mixture of turned spindles, fretwork quatrefoils, and serpentine brackets to square fluted posts.

⁵⁸. Gwen McWilliam, *Hawthorn Grove*, 1977, pp. 39-40; "Australian Architectural Index", Miles Lewis, Univ. of Melbourne, 1977.

⁵⁹. Loder and Bayly, *Hawthorn Grove Area*, Hawthorn Conservation Study, Jan. 1978, p. 14; McWilliam, p. 40.

⁶⁰. Ibid. pp. 59-60.

⁶¹. Loder and Bayly, p. 14.

⁶². Ibid. pp. 10, 11, 14.

⁶³. Rod Elphinstone, *Camberwell Junction Structure Plan*, Heritage Study, Nov. 1990, 845-849 Burke Road, Camberwell.

40 Hawthorn Grove continued

Beneath the eaves the cornice is emphasised with render brackets and modillions.

Assessment

The overall composition is robust despite its intricate picturesque details. Its form retains the conservative street presentation of the Victorian period villas only a few years older.

Architects were working on several innovative styles around the turn of the century, in one way or another all influenced by William Morris Red house at Blexley Heath in Britain and the reaction to the industrial revolution in Britain during the second half of the nineteenth century. By the turn of the century these are roughly grouped together as the red brick styles. Conservative Victorian period villas which had developed through the 1870s and 1880s adopted some of the characteristics of these avant-garde groups in a decorative way - sometimes referred to as Freestyle Edwardian. This building illustrates that phase as the economy emerges from a decade of depression into the conservative Edwardian period.

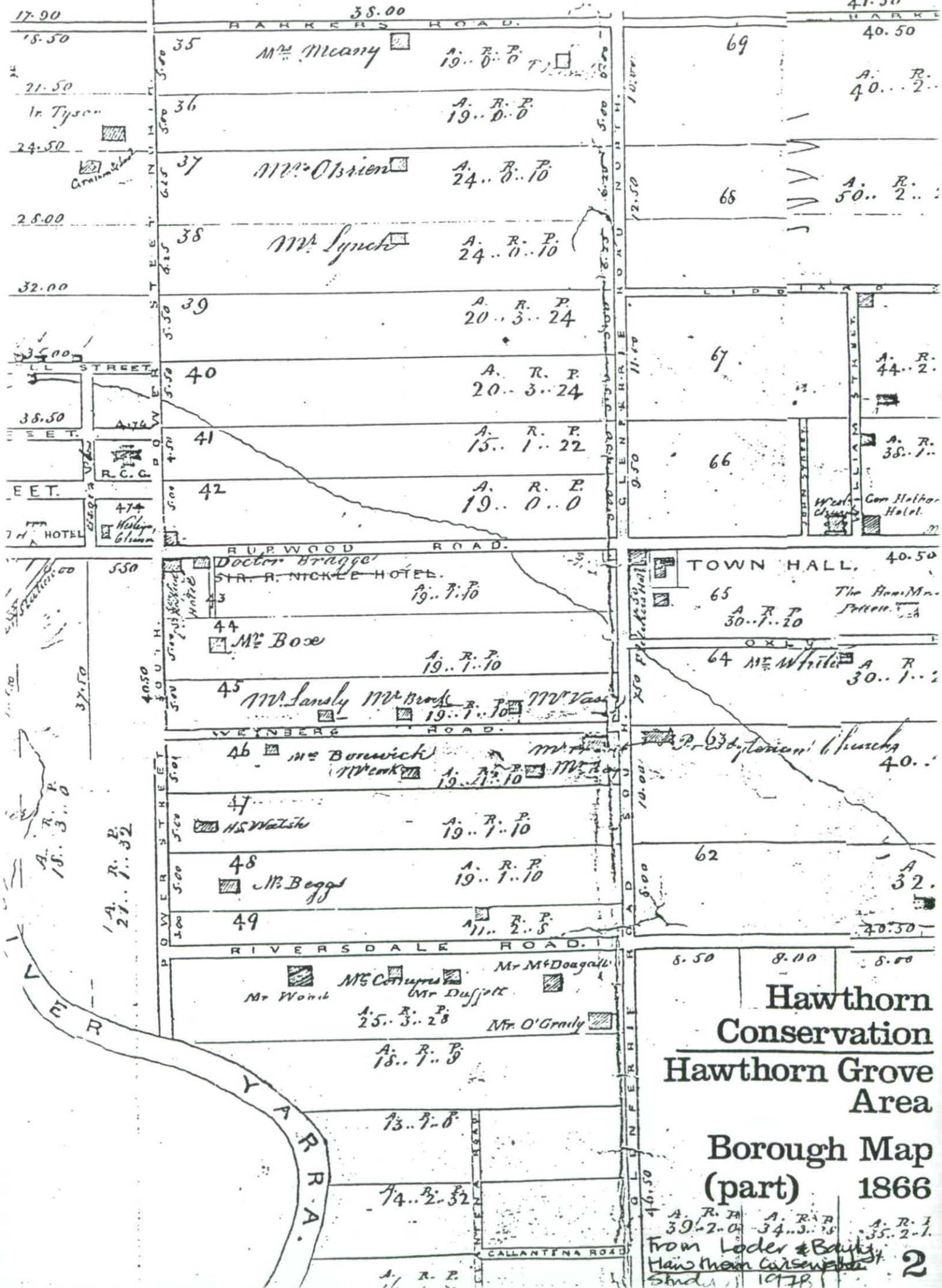
This eclectic design by Green is clearly the precursor to the more adventurous design at No. 47. It is equally eclectic however and shows a dramatic departure from this earlier standard design. With No. 47, this building is Green's best work.

Significance

Metropolitan

1. Architecturally significant for the illustration of the free use of style types on a standard nineteenth century villa form, appropriate for the community as it moves into the conservative but prosperous Edwardian period. Amongst the later group of houses constructed in Hawthorn Grove by prominent architect/builder Fred Green and with No. 47 his best work.
2. The precursor to the more adventurous No. 40 Harcourt Street. Together these two buildings represent the prolific builder's/architect's best work.



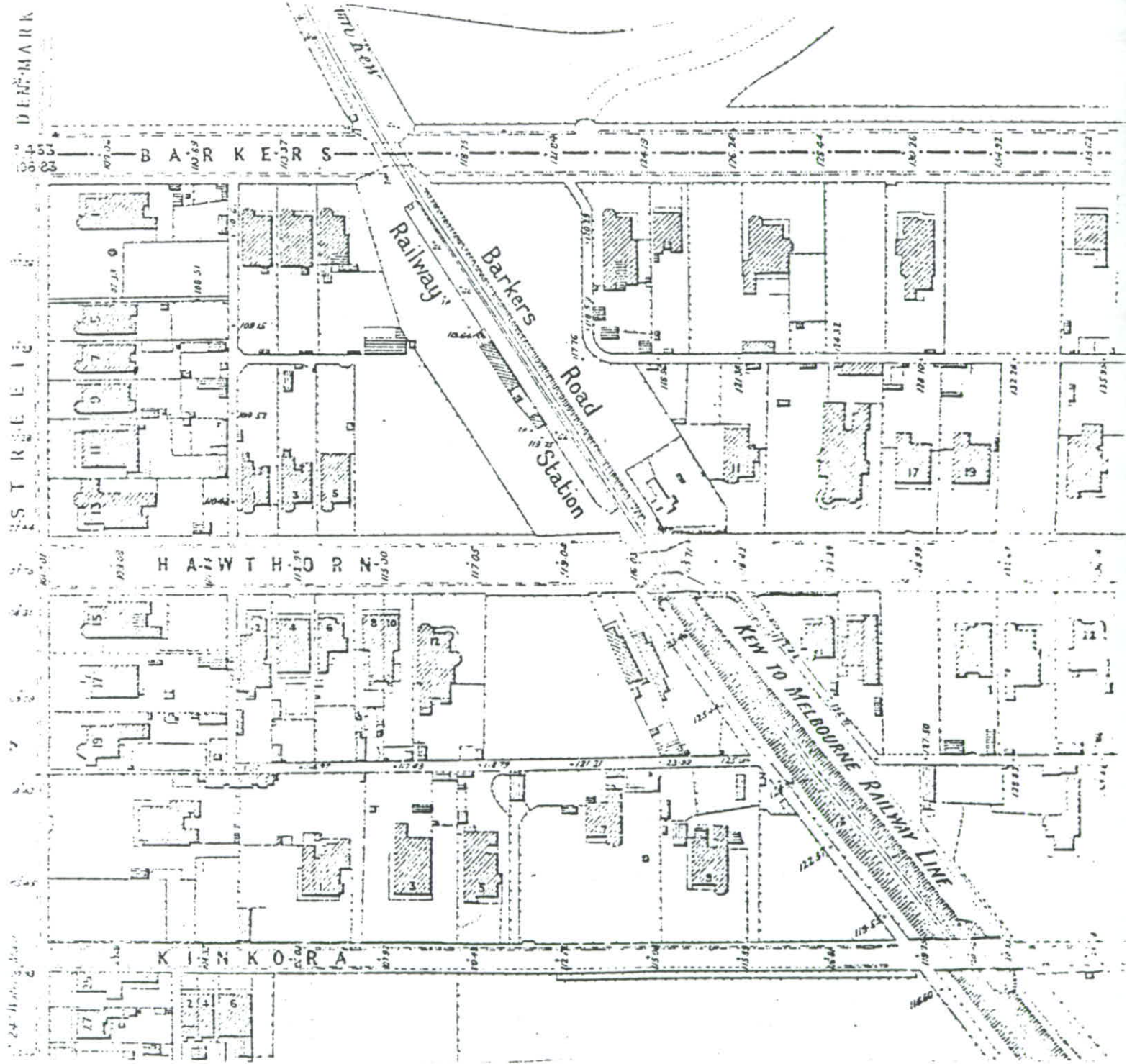


Hawthorn
Conservation
Hawthorn Grove
Area
Borough Map
(part) 1866
From Loder & Bailey
Hawthorn Conservation
Area
1978



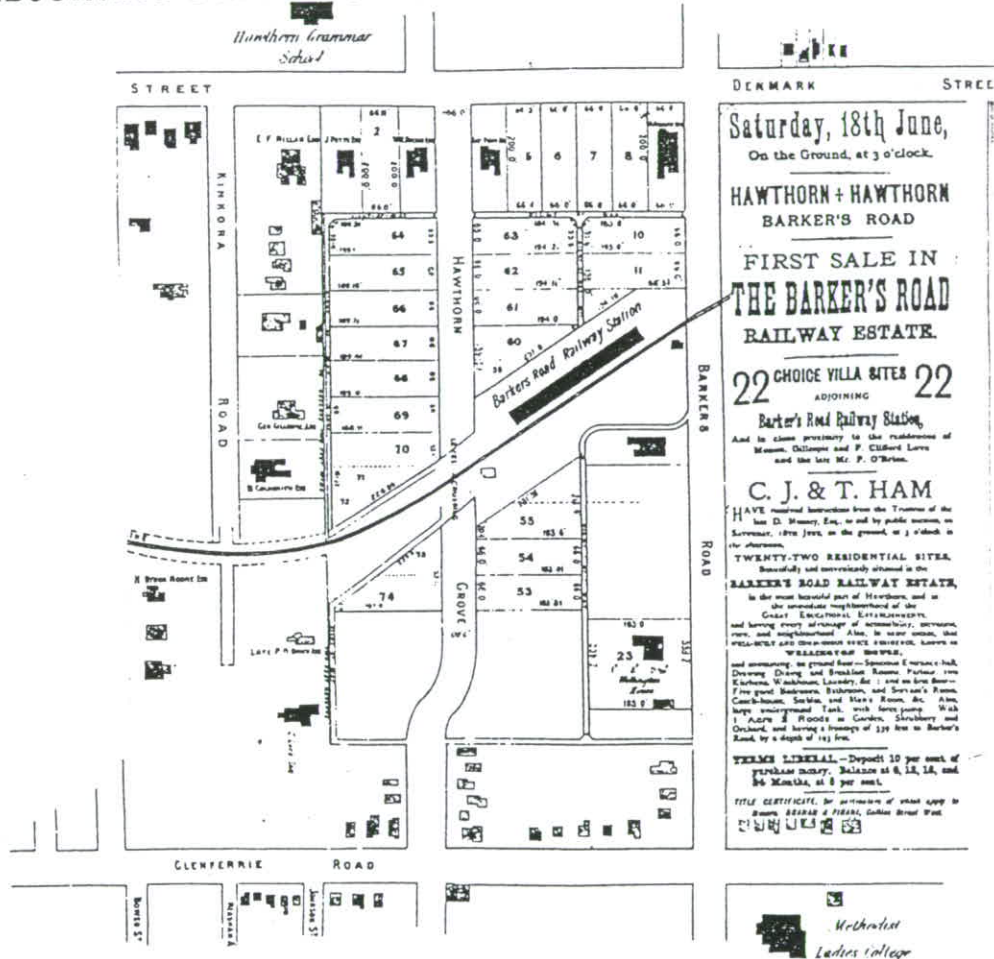
**Hawthorn
Conservation
Hawthorn Grove
Area**

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 residence of
Messrs. Ollinger and P. O'Brien, and
the late Mr. P. O'Brien.

C. J. & T. HAM

HAVE received instructions from the Trustees of the
late D. Ham, 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 neighbourhood of the

Great Exhibition Site, and
and having every advantage of amenity, view,
sun, and neighbourhood. Also, in view of the
well-known and three-story house, known as
"WILKINSON'S HOUSE",

and containing, as ground floor—Drawing Room, Hall,
Dining Room, and Breakfast Room. Kitchen, with
Kitchen, Washroom, Laundry, etc.; and on first floor—
Five good Bedrooms, Bathrooms, and Servants' Room,
Cupboard, and Bath, and a large Room, etc. Also,
large underground tank, with force pump. With
1 Acre of Ground in Garden, Shrubs, and
Orchard, and having a frontage of 120 feet to Barker's
Road, by a depth of 140 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 possession of which apply to
Messrs. Ollinger & P. O'Brien, Ladies Road West.

1894

1894

1894

1894

1894

1894

1894

1894

1894

1894

1894

BARKER'S ROAD RAILWAY ESTATE