

PLACE IDENTIFICATION FORM

ADDRESS

10 Hepburn Street

TYPE

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

TITLE

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

1 [x] 2 [] 3 []
SIGNIFICANT [] SIGNIFICANT []
STREET TREES KERB & GUTTERS

GRADING

A [] B [] C [x] D [] E []
KEYNOTE BUILDING [x]

RECOMMENDED FOR

HBR/GBR [] AHC [] URBAN CONSERVATION AREA [x]
VAS [] PLANNING SCHEME PROTECTION [x]
CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE June 91.

NEG FILE 01.13,14

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 1907 - 1908
Architect
Builder
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

diaper work

see Butler Upper Hawthorn Study

INTEGRITY Good [x] CONDITION Good [x]
Fair [] Fair []
Poor [] Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

LOCATION: HOUSE,
10 HEPBURN STREET
MMPS ZONE: Residential C
BUILT: 1907-8

HISTORY - Number 10 Hepburn Street was built on what was once Gavan Duffy's back garden, Lot 57 of the Hepburn Hill Estate, subdivided in 1885, was directly south of Auburn Lodge lot on the corner of Hepburn Street and Oxley Road.¹ The land was owned in 1896² by Walter Whitehead of Elmie Street, but was not built on until 1907-8 by Mrs. M.G. Tuckfield. By 1919, a Mrs. H. Tuckfield lived in the house with Peter Thomson.³ Twenty years later, a Mrs. C. Forsyth was in residence and she was still there in 1949, by which time the house was numbered 10.⁴

DESCRIPTION - Consisting of two sections, one weatherboard and rough-cast stucco to sill level and the other of face red brick with rough-cast above an impost mould: both have half-timbered and shingled gabled roofs, clad with Marseilles-pattern terracotta tiles. An unusual roof detail is the Dolphin ridge cap termination. A timber verandah, with an implied Gothic arch to the valence, converts the south-east corner gabled roof-shape to a part Dutch hip, whilst projecting window bays, with leaded casement sashes are generally used, as also are single lights.

The overall form, although possessing the Queen Anne half-timbered gables has a cominant (Oriental) Bungalow shape, with its relatively formal plan, and as such is an early, if transitional example (see Katsura Imperial Palace, Japan).

Round-head picket fencing encloses the block; the planting and pathways being sympathetic to the house's period. Colours also appear original.

INTEGRITY - New rainwater gutters and gate, otherwise generally original.

STREETSCAPE - Late but contributing part of civil-civic precinct (2), relating to (1-3,2) Elmie Street.

SIGNIFICANCE - Architecturally: an early and original example of the fusion of Bungalow and Queen Anne elements in its original setting, also contributive to a precinct: of high regional importance. Historically: little is known of this Tuckfield family, but of local interest as an intact building from an identifiable period.

ENHANCEMENT - Maintain; record fence details for restoration data.



REFERENCES: (Abbreviations Key: Appendix 5)

1. Subdivision Plan (HHS)
2. RB 1896
3. MMBW Cover Plans;
D 1919 (no.6)
4. D 1939-49



10 Hepburn Road