
Name	<i>Frederick House</i>	Reference No	
Address	27 Illawarra Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	1891-92	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The subject property, previously known as 31 Illawarra Road, may have been built by its owner, John Edmund Page, a carpenter, who in previous years (from 1877) had built several timber houses in Robinson Road.¹ Rate records for 1891 described the subject house as being of brick and consisting of eight rooms, in the name of Matilda Page. By the following year's rate cycle, the property was described as consisting of ten rooms, possibly suggesting that it may have been incomplete the previous year. Its net annual value (nav) was £66.²

Rate records indicate the house was still owned by the Page family in the years after World War I, in the names of Selina and Anne Page, presumably daughters of John and Matilda Page.³ The Page family remained in residence at the address until the end of the 1920s. From the early 1930s, the property was owned by Edith Marian and Minnie Gray, who, within ten years, had converted the house to flats.⁴ The *Sands & McDougall Directory of Victoria* recorded the Gray name next to the listing for the property as flats, but by 1974, 27 Illawarra Road was described as 'apartments' with no occupants listed.⁵

Architect, Augustus Fritsch, has been suggested as the designer of the house, however this has not been confirmed.⁶

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

Frederick House, 27 Illawarra Road, Hawthorn, is a substantial two-storey double-fronted Victorian villa of Hawthorn brick construction. The hipped roof is clad in slate and has a pair of tall brick chimneys with moulded caps. The façade and side elevations display tuck-pointed polychrome brickwork featuring fine bands and patterned voissours and the centre bay of the ground floor level is defined by an arched blind opening.

The façade is screened by a double-height verandah which is undergoing reconstruction works at the time of this report. The bullnosed corrugated galvanised steel verandah roof is relieved by a small pediment and is supported by posts with cast iron Corinthian capitals. The verandah features a decorative cast iron frieze and brackets. The first floor balustrade panels have recently been removed and the first floor level timber floor has been reconstructed while the ground floor has a tessellated tile floor.

Atypically, the main entrance is set within an arched opening in the south side elevation and the ground floor façade is divided into bays by a blind opening flanked by two pairs of tall windows with semi-circular arched heads and green coloured fanlight glazing. There is a centrally located single doorway to the first floor verandah containing a half-glazed panelled timber door which retains some etched coloured margin glazing. It is flanked by two tripartite window openings. All windows contain timber-framed double-hung sashes.

Extensive rear additions were approved in 1983, however they are set well back into the block and do not impact on the views of the house from the street.⁷ Other than for the works to the verandah and the rear additions, the house appears externally intact to its date of construction.

The non-original front fence comprises a palisade fence and gate on a bluestone plinth.

Historical Context

Development of this portion of Hawthorn was slow, according to local historian Gwen McWilliam,⁸ however in 1888, the subdivision of the Ashburton Estate – comprising land bounded by Robinson and Illawarra Roads, Kembla and Montague Streets - spurred development in the district.⁹

Comparative Analysis

In its overall scale, form, composition and Victorian detail, No 27 Illawarra Road, Hawthorn is similar to a number of other examples in Hawthorn and throughout Boroondara, including 35 Lisson Grove, Hawthorn (graded C*2 in 1992 and currently under review, q.v.) and 16 Queen Street, Kew of 1893 (graded B), both of which however, are rendered brick. No 27 Illawarra Road is distinguished by a strong, yet elegant, application of polychrome brickwork, which extends to the side elevations.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Frederick House, 27 Illawarra Road, Hawthorn, is a fine and relatively externally intact example of a substantial two-storey Victorian residence with a hipped slate roof and two-storey cast iron verandah. It is distinguished from many other examples in its use of polychrome brickwork.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Frederick House, 27 Illawarra Road, Hawthorn, is a skilled composition featuring paired arched fenestration and elegant, yet distinctive, polychrome brickwork which extends to the side elevations. Its inclusion of a recessed arched side entrance at the side of the house is relatively uncommon.

Statement of Significance

Frederick House, 27 Illawarra Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact example of a substantial two-storey Victorian residence with a hipped slate roof and two-storey cast iron verandah. The house is a skilled composition featuring paired arched fenestration and elegant, yet distinctive, polychrome brickwork which extends to the side elevations. The inclusion of a recessed arched side entrance at the side of the house is relatively uncommon. The house stands as a handsome freestanding residence and is a landmark in the immediate surrounding area.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ Draft citation, G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

² City of Hawthorn Rate Books, 1891-92 #1377; 1892-93 # 2284, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

³ City of Hawthorn Rate Books, 1922-23, #4577, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁴ City of Hawthorn Rate Books, 1931-32, #4131; *Sands & McDougall Directory of Victoria*, 1938, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1930 and 1974.

⁶ *Hawthorn Heritage Study* 1992, see G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁷ Building Permits #1583-18800, dated 28 June; #1616-18387, dated 18 July; #1624, dated 22 July; and #1643, dated 29 July, all 1983, City of Boroondara Building File, 40/408/25414, Part 1.

⁸ Gwen McWilliam, *Hawthorn Peppercorns*, 1978, p. 144.

⁹ *Ashburton Estate* subdivision plan, 1888, Batten & Percy collection, State Library of Victoria.