

## PLACE IDENTIFICATION FORM

## ADDRESS

71 Liddiard Street

## TITLE

## TYPE

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

## 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 Nov. 91.  
 NEG FILE 84-04  
 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 1882  
 Architect  
 Builder Thomas Barrett\*  
 Elements



- ☒ Contributing garden      [ ] Original or early hard landscape layout  
☒ Landmark tree (various)      ☒ Original or early fence

## NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY	Good	<input checked="" type="checkbox"/>	CONDITION	Good	<input checked="" type="checkbox"/>
	Fair	[ ]		Fair	[ ]
	Poor	[ ]		Poor	[ ]

## CROSS REFERENCED INFORMATION

Associated significant garden ☒

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

\* Thomas Barrett, builder and land developer.

## 71 LIDDIARD STREET

### History

This Victorian house set on a deep block was built in 1881-82 for and by Thomas Barrett, builder and land developer.<sup>8</sup> Barrett and his wife, Rebecca, had numerous land holdings around Hawthorn and in 1888 owned thirty Hawthorn properties.<sup>9</sup>

Barrett built ten houses in John Street, seven in William Street, about a dozen around Bayview Avenue and Rathmines Road, six or so in Elphin Grove and others in Victoria, Lyndhurst, Invermay, Riversdale, Camberwell, Temple and Burwood Roads. Most of these houses were simple symmetrical weatherboard houses.<sup>10</sup>

As well as becoming a J.P., Barrett was Mayor of Hawthorn in 1887.<sup>11</sup> His home, an important local landmark, is enhanced by its symmetrical villa garden. It is believed that the garden was laid out at the time the house was built. Several of the large trees and a few of the shrubs appear to date from the 1880s. The garden is larger than usual for this type of garden. Another unusual feature is the carriage loop rather than a footpath around the central lawn. The palms, the Lemon Scented Gums and the row of cypresses (formerly a hedge) along the street frontage date from the early 20th century.<sup>12</sup>

The property has had a number of owners, including William Thompson at the turn of the century and solicitor, G.R. Farlow, a decade later and through the war. Joseph Horlock was there at the end of the 1930s. The Victorian villa became flats at the end of the Second World War. The Fridenbergs, who purchased in '1956, returned the property to a family home.<sup>13</sup>

### Description

A substantial allotment with an extensive Victorian period, villa style garden. The weatherboard house is set well back from the road to feature the mansion house sized garden. (See following private garden P.I.F.).

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<sup>8</sup>. Hawthorn RB 1881-82 (information supplied by Gwen McWilliam).

<sup>9</sup>. Noted prepared for the National Trust of Australia (Victoria) by Gwen McWilliam, 1989.

<sup>10</sup>. Ibid.

<sup>11</sup>. Ibid.

<sup>12</sup>. National Trust of Australia (Victoria), "Garden submission, 71 Liddiard Street, Hawthorn. Villa/suburban garden"; Andrew Laidlaw, "The Gentleman's Garden, Melbourne, 1850-1900". RMIT Final Project B. App. Sci. in L. Arch, 1986; Peter Watts, "Historic Gardens Study", Vol. 2, unpublished report; Peter Watts, *Historic Gardens of Victoria*, 1983, pp. 95-96.

<sup>13</sup>. McWilliam. op. cit.



## 71 Liddiard Street continued

The house is symmetrical about the front door with flanking bay windows. The cast iron verandah reflects the bay window form. Verandah columns are paired and the decorative treatment incorporates the (by that time old fashioned) use of a timber valence frame. The verandah returns on each side.

The roof is hipped slate, with bracketed eaves. Facetted hip projections occur over each bay.

### Assessment

Liddiard Street is an early subdivision in Hawthorn, undertaken in 1871 by W.H. Liddiard, with 50 residential allotments. Its development occurs over a long period which is apparent from the variety of building styles, setbacks and the generally narrow allotment sizes. Several of the surviving buildings are from the 1870s, built before the boom of the 1880s and the ordered garden suburb which then developed. In reflection of this the houses have either a row house forward looking quality or a country feeling.

This house reflects the large size of the allotments in the 1872 subdivision. The placement of the house well back from the road gives to the standard late 1880s form a mansion house quality, consistent with the land allocation in Harcourt Street. Barrett intended this building to be his home. The placement of the house precludes easy subdivision, and Barrett, a prolific investment builder must have been well aware of this. There seems to have been a clear intention therefore, to create a special garden here.

Barrett used this building plan on 1 Bayview Avenue of 1886. That building is rendered and on a small allotment, but contains the substantially similar prominent features of double cranked return verandah and double bayed form. This weatherboard building is substantially earlier. A double bayed form is relatively standard in the 1870s, however this does not usually incorporate the cranked verandah, as illustrated at 9 Kildare Street also connected with Barrett. The use here is very early and would have been influential given Barretts public notoriety and his prolific building business.

The use of the double bay and associated cranked verandah on a weatherboard building is also unusual. This particular type is generally used for the more expensive brick and/or render buildings. This building represents one of the most elaborate timber buildings in Hawthorn.

### Significance

### State

1. Of State significance for the Victorian villa garden with accompanying house.
2. Architecturally significant for the early use of the double cranked verandah, and the use of this design in timber construction. Possibly the most elaborate timber building in Hawthorn.

71 Liddiard Street continued

3. Built in 1881-82 for and by Thomas Barrett, a major Hawthorn builder and land developer, this symmetrical Victorian villa has historical significance for its associations with Barrett. By 1888, Barrett owned some thirty Hawthorn properties and built many houses in John and Rathmines Road, Elphin Grove, and Victoria, Lyndhurst, Invermay, Riversdale, Camberwell, Temple and Burwood Roads. Barrett became Mayor of Hawthorn in mid 1887 and was a J.P.





## PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 71 Liddiard Street  
Hawthorn

## TYPE

☐ Cottage Garden ☐ Suburban Garden  
☐ Terrace House Garden ☐ View  
☒ Villa Garden ☐ Landmark  
☐ City Mansion Garden ☐ Other

TITLE

EXISTING DESIGNATION

HBR ☐ AHC ☐ NT ☐ SIGN. T. ☐ VGS ☐

STREETSCAPE LEVEL

1 ☐ 2 ☒ 3 ☐

GRADING

A ☐ B ☒ C ☐ D ☐ E ☐

RECOMMENDED FOR

HBR ☐ AHC ☐ SIGNIFICANT TREE REG. ☐ PSP ☒  
 CULTURAL LANDSCAPE ☐ URBAN CONSERVATION AREA ☐

SURVEY DATE 16.11.91  
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## THEME

☐ Early Settlement  
☒ Mansions  
☒ Victorian Garden Suburb  
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## DETAILS

Date 1882

Designer

Layout/Structures

Fence, gate posts - original, early gates. Row of tall cypresses along front fence. Formal layout consisting of circular driveway around lawn with central bed containing large Araucaria heterophylla. Driveway asphalt, edged with original terracotta tiles. Other plantings include palms, Grevillea robusta, agaves, cordylines. Ornamental elm in bed on eastern side of driveway. Comparison with MMBW Plan recommended.

## NOTABLE FEATURES/SIGNIFICANCE

The garden of 71 Liddiard Street is of metropolitan significance for 1. the retention of the original layout and garden furniture, terracotta tiling, ornamental urn - appropriate for a Villa Garden and 2. the mature native and exotic trees. Further investigation required.

INTEGRITY Good ☒  
 Fair ☐  
 Poor ☐

CONDITION Good ☐  
 Fair ☐  
 Poor ☐ Unclear

## ALTERATIONS

## CROSS REFERENCED INFORMATION

Associated Structures ☒

As the gardens were only surveyed from the front footpath, all assessments are incomplete and hence provisional. The scope of the study did not permit garden access which would be a pre-requisite for a more complete assessment.

