

PLACE IDENTIFICATION FORM

ADDRESS

11 Lyndhurst Crescent

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 [X] C [] D [] E []
KEYNOTE BUILDING []

RECOMMENDED FOR

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

SURVEY DATE Nov. 91.

NEG FILE 82.01.

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 1889 (unfinished)
Architect Fritsch.
Builder
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]
Fair []
Poor []

CONDITION Good [X]
Fair []
Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

11 LYNDHURST CRES.

HAWTHORN

History

This substantial two-storeyed boom period residence has associations with the successful early Hawthorn brickmaker and architect Auguste Fritsch, and was listed for the first time in the 1889-90 Hawthorn rate records as a ten-roomed brick house, unfinished, with a valuation of 80 pounds.¹ It was one of three large brick houses, all unfinished (now known as 11, 13 and 19 Lyndhurst Cres.) owned by Fritsch.² One of these houses, now No. 13, was later, in 1891-92 owned by Fritsch's partner, John Holzer.³ Built it seems as investments, No. 11 was occupied in that year by Charles Dowdell, financial agent.⁴ Albert Godfrey Darling, warehouseman, was its tenant in 1896.⁵

Brickmaking was an early and extremely successful Hawthorn industry. There were brickmaking areas in Hawthorn from the 1850s and 1860s. Lately, during the boom years of the 1880s and early 1890s and later, Hawthorn bricks of all colours - cream, brown, orange, pink, red and black, were used extensively throughout Melbourne. Auguste Fritsch and the Holzer family were notable early brickmakers with extensive local brickworks which operated over a long period.⁶

Description

A large two-storeyed villa, rendered, with a colonnade to the ground and first floors. The colonnade detailing returns to the side elevations only for the depth of the verandah. The roof is hipped slate, faceted over the bayed projection. Adjoining, the colonnade is divided into three by somewhat heavy columns and framed on each side by elaborate swagged and incised pilasters. The eaves and first floor string course level are elaborated with brackets and groups of three flower form modillions.

Assessment

This design is very similar to John Beswicke's mansion house work as illustrated at 10 Laurel Court, 7 Harcourt Street and 39 Kinkora Road. It is somewhat condensed however, and more heavily embellished with render ornament than Beswicke's work. The architect is probably Fritsch, who is listed in the *Australian Architects Index* as an architect with 44 entries between 1888 and 1905. Because Fritsch also owned extensive brickworks in Hawthorn he is assumed by some to be a builder. Certainly his work usually incorporates elaborate brickwork pattern as at the adjoining 13 and 19 Lyndhurst Cres.

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1. Hawthorn RB 1889-90 No. 2979 (vacant land 1888-89).
 2. Ibid. Nos. 2980, 2981.
 3. Ibid. 1891-92 No. 2454 (NAV 100 pounds).
 4. Ibid. No. 2452 (NAV 100 pounds.)
 5. Ibid. 1896-97 No. 4394 (NAV 60 pounds). Identified as No. 11, a ten-roomed brick house.
 6. Gwen McWilliam, *Hawthorn Peppercorns*, p. 95.

11 Lyndhurst Cres. continued

This rendered building would appear at least to have been heavily influenced by Beswicke's mansion prototypes nearby at Harcourt Street. To that basic form, Fritsch has applied the heavy, over-abundant detailing which characterises his polychrome brick schemes. The corner location makes this building a landmark on entry to the high quality buildings in the east-west section of the street. The street as a whole illustrates the flow on effect for high quality housing which focused on the mansions. Strategically placed on Hawthorn Hill.

Significance

Metropolitan

1. Architecturally significant for the probably Beswicke inspired form, which characterises many mansions and large villas in Hawthorn.
2. Architecturally significant for the prominent role it plays in illustrating the flow on effect for high quality housing which focused on the mansions. Strategically placed on Hawthorn Hill.
3. Historically significant as one of three substantial boom period residences in Lyndhurst Cres. owned by Auguste Fritsch in 1889-90, No. 11 has historical significance for its associations with the notable early brickmaker who, with his partner, John Holzer, owned large local brickmaking works.