

PLACE IDENTIFICATION FORM

ADDRESS

13 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  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 82-02.  
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 1889-1890 (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   
Fair [ ]  
Poor [ ]

CONDITION Good   
Fair [ ]  
Poor [ ]

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

13 LYNDHURST CRES.

"MALMSBURY"

### History

"Malmsbury" is one of three substantial boom period residences associated with the successful Hawthorn brickmaker and architect Auguste Fritsch, and was listed first in 1889-90 as a 10-roomed brick house, unfinished, with a valuation of 90 pounds.<sup>7</sup> The three houses, now known as Nos. 11, 13 and 19 Lyndhurst Cres., were owned at first by Fritsch<sup>8</sup> but No. 13 was later, in 1891-92, owned by Fritsch's partner, John Holzer. In that year, No. 13 was occupied by Robert Crawford.<sup>9</sup> In 1896, its tenant was John McNamara, civil servant.<sup>10</sup>

Brickmaking was a successful early Hawthorn industry with brickmaking areas located these from the 1850s and 1860s. During the boom period of the 1880s and early 1890s, Hawthorn bricks were used extensively throughout Melbourne. Auguste Fritsch and the Holzer family were notable early Hawthorn brickmakers.<sup>11</sup>

### Description

An exuberant polychrome brickwork villa, of two storeys and with a two storey verandah. The building is strongly oriented to the street in typical central city, row house fashion.

On the ground floor the windows are tall, extending to the verandah floor. These are framed by recessed cream bricks, and at the head a tall pointed arch is worked into the brickwork and filled in with thin rays of red and cream. A moulded brick string course defines an implied arch springing point across the whole facade. Below, stripes of cream bricks interrupt the brown body of the wall. On the upper floor similar striping is used. The central stripe is a composite of cream and red.

The verandah is a standard cast iron affair with integrated frieze, bracket and straight on the first floor, and separated iron components on the ground floor where a valence frame is used.

The front door is elaborately embellished with etched and coloured leaded lights.

### Assessment

Amongst the best of Fritsch's polychrome houses, apparently matching its pair at No. 19. These houses are as much a showpiece for Fritsch's brickworks, as

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7. Hawthorn RB 1889-90 No. 2980.

8. Ibid. Nos. 2979, 2980, 2981.

9. Ibid. 1891-92 No. 2454.

10. Ibid. 1896-97 No. 4393.

11. Gwen McWilliam, *Hawthorn Peppercorns*, p.95.

### 13 Lyndhurst Cres. continued

examples of his heavy design schemes. Compared to Reed, Smart and Tappins' "Shenton" at 41 Kinkora Road of 1890 where the polychrome has been used to define the design elements, in this utilization the polychrome is used to make the elements themselves, and for its own sake as a decorative device. It is this sort of unrelated decoration which the avant-garde architects reacted to in adopting Queen Anne, and in searching for an Australian style which had as one of its characteristics, honest use of materials.

Prolific local builder John Kaiser used some of the polychrome details seen here. 74 Kinkora Road of 1894 shows the same cream, red, cream, mid-level stripe, but otherwise the polychrome there is flat and soberly expressed. Fritsch's design seems to revel in the complexity of colour and richness of the brick composition, in a manner similar to Butterfield's Margaret Street Church in London.

#### Significance

#### Metropolitan

1. Architecturally significant for the highly individual, rich and exuberant use of polychrome brickwork, representative of the peak of the development of this material usage.
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. "Malmsbury" is one of three substantial boom period residences in Lyndhurst Cres. owned by Auguste Fritsch in 1889-90 and, from 1891-92, by John Holzer, and has historical significance for its associations with these notable early Hawthorn brickmakers.

