

**PLACE IDENTIFICATION FORM**

**ADDRESS**

12 Lyndhurst Crescent

**TITLE**

**TYPE**

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- 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** 81-35

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 1891-1892  
 Architect  
 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 [ ]

12 LYNDHURST CRES.

History

Frederick Dodgshun, warehouseman, was the first owner and occupier of this brick residence in 1891, when it was described as a brick house of eight rooms, NAV 80 pounds.<sup>20</sup> By 1896, when Dodgshun was owner/occupier still, its valuation had dropped to 50 pounds, a sign of the depressed conditions of the time.<sup>21</sup> By that date William Dodgshun owned the brick residence at 16 Lyndhurst Cres., a six-roomed brick house occupied by Mrs. J.T. Smith with the even lower valuation of 34 pounds.<sup>22</sup>

Substantially intact, and an excellent example of medium size garden villas for the late 1880s and early 1890s.

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<sup>20</sup>. Hawthorn RB 1891-92 No. 2440.

<sup>21</sup>. Ibid. 1896-97 No. 4377.

<sup>22</sup>. Ibid. No. 4379.