

## PLACE IDENTIFICATION FORM

## ADDRESS

37 Mary 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 [X]      3 [ ]  
 SIGNIFICANT [ ] SIGNIFICANT [X]  
 STREET TREES      KERB & GUTTERS

## GRADING

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

## RECOMMENDED FOR

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

## SURVEY DATE Oct. 91

## NEG FILE

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 1885

Architect Givanger and

Builder Debo ??

Elements



- ☒ Contributing garden      [X] Original or early hard landscape layout  
☐ Landmark tree      [ ] Original or early fence

## NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY      Good [ ]  
                  Fair [ ]  
                  Poor [ ]

CONDITION      Good [ ]  
                  Fair [ ]  
                  Poor [ ]

## CROSS REFERENCED INFORMATION

Associated significant garden [X]

## 37 MARY STREET

### History

This substantial two-storeyed mansion house was built in 1885 for Henry Byron Moore,<sup>27</sup> prominent boom era stockbroker, financier and landowner, and was most probably designed by Grainger and D'Ebro one of the notable architectural firms who submitted prize designs for houses in Grace Park in a competition organized by Moore in 1884. Winners included G. de Lacy Evans, James Birtwhistle, Grainger and D'Ebro and F. Stapley.<sup>28</sup> Moore is believed to have been responsible for the unusual subdivisional plan for the prestigious Grace Park Estate in the same year. An agreement reached at the time when Moore leased the site from the owner, Michael Lynch, stipulated that ten houses were to be built between 1885 and 1889 in the north-west corner. A minimum of 1000 pounds was to be spent. It is not known, however, which of the winning architectural plans were used. These were over 300 allotments offered for sale in July 1884 in the new curving crescents named after members of the Moore family.<sup>29</sup>

Formerly known as No. 31 Mary Street, Moore's home was rated in Grace Park in the 1885-86 Hawthorn rate book as a house with an NAV of 50 pounds.<sup>30</sup> Moore also owned three smaller villas at 2, 4, 8 Moore Street, built as investments and let to a variety of tenants.<sup>31</sup> By 1886-87, Moore's own residence was listed in Mary Street with an NAV of 120 pounds, owned and occupied by Moore, broker.<sup>32</sup> Moore was there still in 1890.<sup>33</sup>

Moore, who had been a lithographer and surveyor, was Secretary of the Victoria Racing Club from 1881 onwards. Earlier, in 1880, he opened a Melbourne Stock Exchange and introduced a primitive telephone exchange there. He was a man of many talents, known as a composer and author, and a supporter of charitable works. Moore plunged into the land boom as one of the sponsors of the Beaumaris Park Estate Co. Ltd. As a result of this scheme, Moore crashed for a total of 66,000 pounds, paying his creditors threepence in the pound. But unlike his enemy B.J. Fink, he stayed in Melbourne and fought his way back to financial success. Moore remained Secretary of the V.R.C. until 1925.<sup>34</sup>

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27. Hawthorn R.B. 1885-86 No. 1063.

28. Susan Brown, "Grace Park Estate Hawthorn", Research Essay, Univ. of Melb., 1976; Gwen McWilliam, *Grace Park Hawthorn*, Hawthorn Historical Society Area Walk IV, 1987-88; *Australasian Sketcher*, 20 June 1884 (illustrations of winning designs).

29. Ibid.

30. Hawthorn R.B. 1885-86 No. 1063.

31. Ibid. Nos. 1059-1061.

32. Ibid. 1886-87 No. 1274.

33. Melbourne Directories.

34. Michael Cannon, *The Land Boomers*, Lloyd O'Neil Pty. Ltd., 1972 (1986 edn.) pp. 102-103.



### 37 Mary Street continued

3. Built in 1885 as the residence of Henry Byron Moore of the Melbourne Stock Exchange, this substantial two-storeyed mansion house, probably architect-designed, and in a garden setting, has historical significance for its associations with Moore. This former lithographer and surveyor who became a prominent boom era stockbroker, financier and landowner, was most probably responsible for the unusual design of the Grace Park subdivision. No. 37 Mary Street (formerly No. 31) was among the first residences built in the prestigious Grace Park Estate after the July 1884 sale of allotments. It has significance, also, as a splendid example of the large villas and small mansions in spacious grounds constructed in the 1880s boom period for wealthy local residents and their families in middle-class suburban Hawthorn.



### 37 Mary Street continued

band runs around the building forming an architrave inscribed with modillions. Its shallow relief is reflected in the render design elsewhere. On the corners there are quoins of exaggerated course length, shallow pilasters to openings and corners and a fine string course at first floor height. A wing projects in the centre of the composition with a bay added at ground floor level. Adjoining is a porch where a verandah would usually occur. A patio is here instead with direct access available from the full height double hung windows. The entry is on the side, reached from the driveway. Window joinery throughout incorporates a fine perimeter glazing bar.

#### Assessment

This building is similar to the atypical form of O'Briens nearby Kinkora of 1877 which has not been attributed to a particular designer. The similarity is likely to arise from the mansion house separation of the garden from the access to the front door. In both situations the driveway is partly concealed away from the extensive garden on the opposite side.

Grange and D'Ebro had an extensive practice from 1882-1905. Grainger also worked on his own as did D'Ebro. Their practice encompassed extensive commercial and domestic work. D'Ebro's most elaborate mansion, Stonnington at Glenferrie Road, Malvern was constructed in 1890. Although a much grander design, that building shows a similar approach to 37 Mary Street in its ruled render and finely executed detailing. The basis for the attribution of the design is the tender notice listing Grainger and D'Ebro as architects for a mansion for the Grace Park Syndicate in 1884, a date matching that for this building. Given the stylistic similarities with Stonnington this appears probable. Grainger and D'Ebro are also thought to be responsible for a much simpler design at no. 43. This smaller building is quite different in its detailing and presentation but does include the perimeter glazing bar to windows of no. 27.

Although the design is larger than most at Grace Park, it does not form the centrepiece to the garden suburb scheme, rather it blends with its neighbours to contribute to this precinct character. It is amongst the first group of houses built at Grace Park and instrumental in cementing the gracious character of the subdivision.

#### Significance

#### State

1. Architecturally significant as a probable work by the prolific architects Grainger and D'Ebro.
2. Architecturally significant as one of the first group of houses built at Grace Park, instrumental in cementing the gracious character of the subdivision.



### 37 Mary Street continued

By 1895, following the 1890s depression, Moore's grand residence at 37 Mary Street was owned by the Bank of Australasia and occupied by Roschen Cohn. During the Cohn family ownership, the house was known as "Alva".<sup>35</sup> A turn of the century M.M.B.W. drainage plan showed No. 31 Mary Street (now 37) with a large garden area and an entrance drive curving to Mary Street.<sup>36</sup> Mrs. K. Lynch was the occupier by 1919 and between 1939 and the 1960s, the property was known as Miss Margaret Green's "Loch Tay" flats.

The Grace Park estate was formed from several lots purchased by Michael or Julia Lynch between 1846 and 1847, forming grounds to "Grace Park House", constructed by the Lynch's before 1858.

After Lynch's death in October 1871, Julia Lynch became the owner/occupier of the house and 3 acres. In 1884 the Grace Park Estate was leased to the Grace Park Leasehold Syndicate headed by Henry Byron Moore and was subdivided soon after into the broad Serpentine Street form of the Grace Park area. Moore became insolvent in 1891 and there followed a series of convoluted lease arrangement until in 1904 the Settled Lands Act made sales possible. These commenced in 1904. Architect Christopher Cowper bought and developed 33 allotments between 1908 and 1912. An architectural competition for new buildings for this elegantly designed suburb, set a standard of high quality homes in up to date designs, on large allotments. The designs in the competition, some of which were built, and those which came later, emphasised the open garden nature of the Estate by constructing houses which addressed at least two sides. Extensive lanes to the rear kept horse/carriage and later car access away from the frontages, and allowed the high amenity of the footpath promenade under tree avenues to dominate. The centrepiece of the Estate was the creation of a Park - "Grace Park" on the lower lying land. Associated facilities for lawn tennis and cricket added status to an already desirable location, well served by train routes.

The curving railway easement to Kew was formed in 1887 but was in use extensively for only a few years. It finally closed in the 1950s. This fortuitously reinforced the garden suburb planning by providing a park spine through the centre of the estate.

Despite the economic conditions of the 1890s several properties were developed. In the twentieth century the character set by the earlier development was reinforced with Queen Anne and Garden Bungalow designs often by architect/developer Christopher Cowper. By the end of the First World War most land was fully developed and the distinctive character of the Precinct was set.

### Description

Largely concealed by its substantial garden. Requires site inspection.

An elegant design executed in render without the common verandah of most boom period large villas and mansions. The roof is hipped. Below, a deep eaves

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<sup>35</sup>. Information supplied by Gwen McWilliam.

<sup>36</sup>. M.M.B.W. drainage plan, Hawthorn, No. 1493 (1902-3).

## PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 37 Mary Street  
Hawthorn

## TYPE

<input type="checkbox"/> Cottage Garden	<input type="checkbox"/> Suburban Garden
<input type="checkbox"/> Terrace House Garden	<input type="checkbox"/> View
<input type="checkbox"/> Villa Garden	<input type="checkbox"/> Landmark
<input checked="" type="checkbox"/> City Mansion Garden	<input type="checkbox"/> 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 5.12.91

NEG FILE EA

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

DETAILS

Date 1885

Designer

Layout/Structures

1903 MMBW Plan no. 1491 shows a semi circular driveway with two entrances — existing.  
Some mature plantings, including a large elm. Original layout may/may not exist.

NOTABLE FEATURES/SIGNIFICANCE

Site visit 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.



