

PLACE IDENTIFICATION FORM

ADDRESS

43 Mary Street

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 [x] 3 [ ]  
SIGNIFICANT [ ] SIGNIFICANT [x]  
STREET TREES KERB & GUTTERS

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE *Oct 21.*

NEG FILE *14.33*

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 *1886*  
Architect *Crainger and*  
Builder *D'Ebri ???*  
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY Good [x] Fair [ ] Poor [ ]  
CONDITION Good [x] Fair [ ] Poor [ ]

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

## 43 MARY STREET

### History

This substantial two-storeyed brick villa was constructed in 1886 for Hector McDonald, solicitor of the Grace Park Syndicate,<sup>37</sup> which handled the 1884 and later sales of residential allotments in the prestigious Grace Park Estate subdivision. The Syndicate's advertisements stressed the fine "residence sites", three railway stations on the Estate's borders, the streets "planted with beautiful Elm trees" and the provisions governing the erection of only brick or stone buildings costing "not less than 750 pounds".<sup>38</sup> The original agreement stipulated that ten houses only were to be built on the north west corner of the estate between 1885 and 1889 and an architectural competition was held.<sup>39</sup> It is believed that McDonald's residence at 43 Mary Street (previously No. 33 and 35) with its patterned windows may have been designed by Grainger and b'Ebro, who won first prize in the 1250 pounds category for their design of a "Picturesque and cosy Habitation".<sup>40</sup>

McDonald's villa was described in the 1886-87 Hawthorn rate book as a brick house of ten rooms in Mary Street, NAV 120 pounds.<sup>41</sup> By 1889-90, when McDonald was owner/occupier still, the valuation had risen to 140 pounds.<sup>42</sup> By 1919, it was occupied by Charles Martin and by 1930, Mrs. Martin occupied both Nos. 43 and 45 Mary Street, then known as "Marymeade Guest House". Mrs. Cecilia Fay was the occupier in 1938 and still in 1960.<sup>43</sup>

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37. Hawthorn RB. 1886-87 Power Ward No. 1273.

38. *Boroondara Standard*. 12 May 1888 (auction notice).

39. Susan P. Brown, "Grace Park Estate, Hawthorn", Research Essay, Univ. of Melb., 1976; information supplied by Gwen McWilliam.

40. *Australasian Sketcher*, 30 June 1884. (contains article and illustration of prize-winning designs); information supplied by Gwen McWilliam.

41. Hawthorn RB. 1886-87 Power Ward No. 1273.

42. *Ibid.* 1889-90 No. 580.

43. Information supplied by Gwen McWilliam.