

PLACE IDENTIFICATION FORM

ADDRESS

2 Moore 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 [] 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 *15.10, 16.16.*
 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 *1885-1886*
 Architect *possibly Flannagan*
 Builder *or Stapley.*
 Elements —
House, garden.



- 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 []

2 MOORE STREET

History

One of the earliest houses built in the prestigious Grace Park Subdivision, 2 Moore Street was one of the ten houses built for Byron Moore prior to 1889 and one of three in Moore Street (the others are 4 and 8). Its design may have been based on winning entries in the mid-1884 architectural competition organised by Byron Moore.¹

The first rate book entry for the property appears to be in 1885-86 when Byron Moore owned a number of houses in Grace Park including one occupied by Hector McDonald between R.H. Lennon's house and that of Elizabeth Jackson in Mary Street.² The following year McDonald's home, still owned by Moore, was occupied by G.L. Allan.³ In 1887-88 C. Monteith, ironmonger, was the occupying tenant.⁴ At that time, his home and that of Lennon, had NAVs of 80 pounds.⁵ By 1888, William Wilkinson, architect, was the occupier of the house now known as 2 Moore Street, which was owned by the Grace Park Leasehold Company.⁶

During the 1940s, the Moore Street villa residence was converted into apartments.⁷

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

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1. *Grace Park Hawthorn*, Hawthorn Historical Society Area Walk IV, 1987-88.
 2. Hawthorn RB 1885-86 Nos. 1059, 1060, 1061, 1062.
 3. *Ibid.* 1886-87 No. 1276.
 4. *Ibid.* 1887-88 No. 1323.
 5. *Ibid.* Nos. 1323, 1324.
 6. Gwen McWilliam, "Buildings in proposed conservation areas in Hawthorn, for Graeme Butler", 1989.
 7. *Ibid.*

2 Moore Street continued

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

One of three houses built by Byron Moore, probably as part of the lease requirement to construct a fixed number of buildings before 1889. All three use unusual architectural features and stand apart from the later buildings in the street.

No. 2 is a rendered villa, of standard form but with an octagonal corner room breaking what would have been a return verandah. A picturesque image is given to the scheme by use of bellcast eaves, shallow Gothic label moulds and bosses, delicate multipane head lights to openings, and diagonal timbered panels below windows. The image created is similar to Loudons picturesque cottages, several decades earlier. The roof is slate. On the prominent gable end the overhanging eaves are supported on small decorative brackets. Elsewhere detailing is plain. Although the house is built close to the front alignment, its strongly three dimensional form, wide garden, lack of crossover, and the streetscene all contribute to a strong garden villa character.

Assessment

This design does not exactly reflect any of the prize winning Grace Park competition designs. It is the most similar to Stapley's No. 4 adjoining, which also includes Gothic references and a corner element.⁸ Stapley won second prize for his designs in the competition. It is not a form which was copied elsewhere in Grace Park, possibly because of the need for a wide allotment and the rather plain finish.

The Grace Park subdivision set a new standard for suburban development. Early suburban subdivision in Hawthorn had primarily been for mansions e.g. at Hepburn Hill, St. James Park and Harcourt Street. Grace Park offered an opportunity for the middle classes to adopt the pattern of the wealthy - to live in a house with substantial grounds. The well planned streets added to this high urban amenity. The concept was well accepted and subsequent

⁸. On-site inspection required to determine whether this is original.

2 Moore Street continued

subdivisions in Metropolitan Melbourne adopted similar standards, notably Walter Burleigh Griffin at the Mount Eagle Estate of the 1920s and A.V. Jennings at the Beaumont Estate in Ivanhoe. The latter also promoted the subdivision, by building then novel houses and emphasising increased amenity with varying but compatible designs. Merchant Builders followed with similar concepts at the Rosanna Golf Links in the early 1970s. On a smaller scale, the Old Colonists homes at North Fitzroy, laid out in the 1870s and constructed over the following 70 years, used the concept of serpentine roads, compatible picturesque housing and high architectural input. Of all these model developments, spanning 90 years. Grace Park and the Old Colonists homes are the most successful. The Old Colonists had an advantage however, being in one ownership. It is a measure of the considerable success for the garden suburb proposal, that Grace Park was able to achieve remarkable consistency of urban character in its two main stages of development without utilizing company builders as a prerequisite for leasehold ownership of the land. Merchant Builders (and to a lesser extent Jennings) required this in the early stages of their model developments.

No. 2 Moore Street is an important component in the early development of Grace Park, which pre-set the garden suburban character which followed.

Significance

Metropolitan

1. Historically significant as part of the first development at Grace Park, an innovative model garden suburb amongst the best in Melbourne.
2. Historically significant for the association with Grace Park's designer and organiser, Byron Moore.
3. Architecturally significant for its picturesque design, as an example of the idyllic image with which garden suburbs were associated.
4. Historically significant for its association with architect William Wilkinson as an occupier.

