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<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	17 Mason Street, Hawthorn	<b>Survey Date</b>	19 May 2006
<b>Building Type</b>	Residence	<b>Grading</b>	C*
<b>Date</b>	1926-27	<b>Previous Grading</b>	C*3

**Extent of Overlay**

To title boundaries.



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**Intactness**     Good     Fair     Poor

**Heritage Status**     HV     AHC     NT     **Rec** BPS Heritage Overlay

**History**

In late 1923, the Creswick family's property *The Hawthorns*, was subdivided for sale.<sup>1</sup> The original family home remains today, albeit set within an enclave of modern units. The subject dwelling was constructed in 1926-27 on the estate subdivision, on lot 12, which was purchased by John and Eva Gilpin. City of Hawthorn rate records listed Mrs Gilpin as the owner of an unfinished brick house of eight rooms in the 1926-27 rate cycle. The property had a net annual value (nav) of £105.<sup>2</sup> The house was then substantially complete by the following year. The Gilpin family owned the subject property until the late 1950s. It was subsequently occupied by K K Kominos (ca. 1960), and then by the Gloster family from the early 1960s until at least 1974.<sup>3</sup>

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

**Description & Integrity**

The house at 17 Mason Street, Hawthorn (located on the north-east corner of Mason and Creswick Streets), is an interwar, single-storey, double-fronted, asymmetrical bungalow, of tuck-pointed red face brick construction. The Marseilles-pattern, terracotta-tiled gabled roofscape comprises an L-shaped form with broad cross ridge and nesting gables. The roofscape is penetrated by red brick chimneys with simple rendered caps and finished with exposed rafters and weatherboard gable ends. Walls are divided horizontally by soldier courses of tapestry brick. The façade is divided into two bays, with the main entrance contained in the east bay, screened by a deep verandah. The verandah has an essentially flat roof with ribbed steel deck roofing, supported by deep arched timber beams on buttressed clinker brick piers with red brick dwarf wall. The steps and verandah floor are tiled and the main entrance contains a pair of polished timber doors with leadlight-glazed panels and wrought iron screens. Flanking the entrance is a group of timber-framed double-hung sash windows with leaded top sashes and, further east, a pair of timber-framed French doors. The projecting west bay is further defined by a distinctive corner window in the form of a projecting bow window, which is almost circular

in plan. Fenestration along the side street (west) elevation is irregular but centres around a small projecting gabled bay.

The frontages are fenced with clinker brick walls with capped piers and wrought iron pedestrian gates, with a section of probably non-original timber paling fence towards the rear of the western boundary. With the exception of a carport at the rear, overpainting of brickwork on the eastern side elevation and works around a basement access at the south-west corner, the house appears externally intact to its date of construction.

### Historical Context

The subject property was constructed on an allotment created during the 1920s subdivision of the Creswick family property, *The Hawthorns*. The Creswick name is commemorated in the street which intersects with Mason Street at its west end, in the area of the 1920s estate subdivision, and just east of the Yarra River. This area of Hawthorn had long been desirable as a residential address, given its proximity to the river and to the main access roads into the city (Barkers, Church and Bridge Roads).

### Comparative Analysis

The subject house compares with a number of properties in Boroondara. For instance, it can be compared with 53 Harp Road, Kew (graded C), which also features a corner bow window, and with 9 Berkeley Street, Hawthorn (of C\* grading). In comparison to the Harp Road property, however, the subject property achieves a livelier composition and boldness in line, with a rich assembly of materials. The projecting bays and side gables are also well balanced. Visually it also compares favourably with Gawler and Drummond's technically pioneering house in 96 Kilby Road, Kew East (graded A), which uses a similar corner bay interrupted by a roof strut, with a pioneering brick veneer base.<sup>4</sup> It also compares strongly with 44 Currajong Ave, Camberwell (1919-20, graded B), and 46 Clyde Street, Kew East (1928-9, graded B). A number of houses in the Boroondara area in the early 1920s emulated architect Robert Haddon's corner bay Bungalow type as published in the *Real Property Annual*, 1918 (including on the cover). One example was at the corner of Burke Road and Seymour Grove, Camberwell, another is at the aforementioned 44 Currajong Avenue, while in Kew there is 37 Normanby Road (1921-2, B-graded). Rounded corner bays, often bisected by the main wall corner, were recurrent in the Bungalow type generally. In this context, the subject property could be considered a later example, although its decorative window panes are more characteristic of the later 1920s or the early 1930s.

### Assessment Against Criteria

#### *Amended Heritage Victoria Criteria*

*CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

No 17 Mason Street, Hawthorn, is a prominent, well executed and substantially externally intact, example of an interwar, single-storey, double-fronted, asymmetrical bungalow. It is of tuck-pointed red face brick construction with a Marseilles-tiled gabled roofscape. The projecting west bay with its almost circular bow window is a distinctive and highly visible corner element. The property is also enhanced by the retention of the clinker brick fence with capped piers.

*CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

No 17 Mason Street, Hawthorn, is one of a number of houses in the Boroondara area of the 1920s, which appear to have been influenced by Melbourne architect, Robert Haddon's, corner bay Bungalow type, as published in the *Real Property Annual*, 1918. It has a lively composition, a boldness of line, and utilises a rich assembly of materials.

### Statement of Significance

No 17 Mason Street, Hawthorn, is of historical and architectural significance at a local level. It is a prominent, well executed and substantially externally intact, interwar, asymmetrical bungalow, of tuck-pointed red face brick construction with a Marseilles-tiled gabled roofscape. The projecting west bay has a distinct and highly visible almost circular bow window; the property is also enhanced by the retention of the clinker brick fence with capped piers. Architecturally, the house can be included in a

group of houses built in the Boroondara area in the 1920s, which appear to have been influenced by Melbourne architect, Robert Haddon's, corner bay Bungalow type, as published in the *Real Property Annual*, 1918. In this context, the property has a lively composition, a boldness of line, and utilises a rich assembly of materials.

#### **Grading Review**

Unchanged.

#### **Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Barkers Road, Church Street and the Yarra River, which includes Oak, Muir, Mason, Calvin and Brook Streets, and is described here as the Oak Street precinct. The area has a comparatively high number of graded buildings.

#### **Identified By**

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

#### **References**

*General:* (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

*Specific:*

<sup>1</sup> Creswick Estate subdivision plan, Batten & Percy Collection, State Library of Victoria.

<sup>2</sup> City of Hawthorn Rate Books, 1926-27, #1187, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>3</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1945 and 1974.

<sup>4</sup> Pru Sanderson, *City of Kew Urban Conservation Study*, Citation 53.