

Name	<i>White Lodge</i>	Reference No	
Address	27 Mason Street, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	1926-27	Previous Grading	C*2



Extent of Overlay

To title boundaries.

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.¹ The original family home remains today albeit set within an enclave of modern units. The subject property was constructed in 1926-27 on lot 7, by owner builder Henry Brady.² Brady also owned the adjoining lot 6, around the corner in Calvin Street proper.³ The subject property was rated in 1926-7 as an unfinished brick house of six rooms, with a net annual value (nav) of £50.⁴ On its completion it consisted of nine rooms. Brady continued to own and occupy the property until c. 1963, after which time it was briefly occupied by G Withers (c. 1964), before becoming the residence of Reverend J A Pietsch, of St John's Lutheran Church, South Melbourne, until at least 1974.⁵ The property service plan for the property noted the owner in May 1965, was W G Cornish, a Trustee of St. John's Lutheran Church.⁶ The Evangelical Lutheran Church of Australia was still listed as the owner of the property in 1997.⁷

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

White Lodge, at 27 Mason Street, Hawthorn, is an attic storey interwar bungalow of asymmetrical planning sited on a corner allotment. The single-ridged hipped gable roof is clad with Marseilles-pattern terracotta tiles, and is relieved by a long eyelid dormer and small hipped projecting bay on the east side elevation. Simple rendered chimneys with flat-top caps penetrate the roofscape with an expressed breast and shaft. The walls are finished with overpainted render above a tuck-pointed clinker brick plinth. The narrow Mason Street (south) frontage comprises two distinctive bays beneath the main gable – to the east is a semi-circular bay window and to the west a recessed bay with curved soffit, grouped window bay and consoled window box. The Calvin Street (east) frontage contains three bays with a central main entrance containing a pair of glazed timber-framed doors with distinctive circular motif, flanked by a tripartite window bay and second pair of doors to the north. The bay is screened by a flat-roofed verandah supported by rendered stylised Doric columns. The

verandah is terminated on the south by a squared projecting bay with bow window featuring clinker brickwork to sill level. All windows contain timber-framed double-hung sashes with squared leadlight top sashes. The frontages are fenced by an original low clinker brick wall with brick piers and galvanised steel pipe railing; the pair of wrought iron strapwork pedestrian gates are believed to be original. A privet hedge and concrete path evident in photographs from the previous study have been removed, as have gates to the driveway and a section of fence. Alterations to the house include a generally sympathetic extension to the north end completed in c.1998, together with an extension of the columned verandah to return around the building at its north end, and connecting with a new carport at the north-east corner.⁸

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, 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

While there are many bungalows from the 1910s and 1920s located throughout the surrounding streets, the house at 27 Mason Street, Hawthorn, stands out in its atypical and eclectic composition and hybrid Craftsman and vernacular revival style, as opposed to the more common Californian bungalow type. In this regard, it is similar to the nearby house at 17 Mason Street (equally graded), which was constructed at a similar time, also addresses a corner position, and has a distinctive circular bay window. Further afield, the subject building also bears resemblance to the bungalow at 21 Anderson Road, Hawthorn East (graded C2), which appears to be of a similar age and also features a circular bay set beneath the main street-facing gable. More generally, 27 Mason Street is of the transverse gable Craftsman type with a long central dormer. The style was generally marked by a single transverse gable with a single projecting dormer, usually enlarged or extended sideways. These elements were promoted in Gustav Stickley's *Craftsman* magazine in the 1900s and by Katharine Budd in the *Boston Architectural Review*. Melbourne's first and best known example was Oakden and Ballantyne's Harry Martin bungalow in Malvern of 1908-9.⁹ In Boroondara, other examples include 219 Cotham Road, Kew, 857 Glenferrie Road, Kew (graded B), 7 Marshall Avenue, Kew (graded B), and 118 Walpole Street, Kew (graded B). Camberwell has the seminal 1907 *Crohamhurst* at 17 Threadneedle Street (graded B), Marcus Barlow's 132 Whitehorse Road, 16 Alma Road (1923-4, graded C), and 931 Toorak Road, (1925, graded C).

In massing the subject dwelling resembles several notable Shingle Style houses in the United States by Peabody and Stearns and Babb, Cook and Willard, but uses clinker brick and stucco covered masonry here, a common occurrence with bungalows in Victoria. The conspicuously tiled roof, heavy proportions and broken gables also recall B J Waterhouse's *The Crossways* in Centennial Park, NSW, of 1909, and some of the free style brick houses popular in Holland during the 1920s and publicised in contemporary Dutch journals and books.

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.*

White Lodge, 27 Mason Street, Hawthorn, is a good and relatively intact example of an interwar bungalow which displays many of the stylistic features of the type such as a single-ridge hipped gabled roof with eyelid dormer, rendered wall surfaces, and distinctive window bays. The extension to the north, while visible, is generally sympathetic. The property is enhanced by the original fence and gates.

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.*

White Lodge, 27 Mason Street, Hawthorn, is an eclectic composition which combines a diversity of Craftsman and vernacular revival style features such as squared hipped and circular bays, clinker

brickwork, curved soffit, heavy window boxes and a flat-roofed verandah on stylised Doric columns. The bays are well integrated with the general line of the building. The transverse gable with a long central dormer is a particular Craftsman element. In massing the subject dwelling also resembles several notable Shingle Style houses in the United States, although the use of clinker brick and stucco covered masonry is a Victorian preference.

Statement of Significance

White Lodge, 27 Mason Street, Hawthorn, is of historical and architectural significance at a local level. It is a good and relatively intact example of an interwar bungalow with an eclectic composition which combines Craftsman and vernacular revival style features such as squared hipped and circular bays integrated with the general line of the building, clinker brickwork, curved soffit, heavy window boxes and a flat-roofed verandah on stylised Doric columns. The transverse gable with a long central dormer is a particular Craftsman element. In massing the subject dwelling also resembles several notable Shingle Style houses in the United States. The extension to the north, while visible, is generally sympathetic, and the property is enhanced by the original fence and gates.

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:

¹ Creswick Estate subdivision plan, Batten & Percy Collection, State Library of Victoria.

² Melbourne & Metropolitan Board of Works Property Service Plan, #156899, dated 24 September 1926, identifies the owner-builder as Henry Brady of Richmond.

³ Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ City of Hawthorn Rate Books, 1926-27, #1228, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1930 and 1974.

⁶ A note transcribed on to the Property Service Plan, #156899, recorded the owner as W G Cornish, a Trustee for St. John's Lutheran Church, and dated May 1965.

⁷ Details taken from the City of Boroondara Building File #40/408/04642.

⁸ The carport is not evident on the Melbourne & Metropolitan Board of Works Property Service Plan of Drainage No. 156899, dated 24 September 1926.

⁹ See, in particular, Gustav Stickley, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, Dover, New York, 1909, 1979, esp. pp. 52-3, 66-7, 74-80, 88-93. Graeme Butler, *The Californian Bungalow in Australia*, Melbourne, Lothian, 1990, outlines the Craftsman bungalow as a sub-type. Peter Cuffley, *Australian houses of the 1920s and 1930s*, Melbourne, Five Mile, 1989, illustrates the Martin bungalow and others like it.