

PLACE IDENTIFICATION FORM

ADDRESS

20 Mason Street

TYPE

- ☒ Single Residence ☒ Multiple Unit Res.
☐ Shop ☐ Outbuildings
☐ Office ☐ Industrial Building
☐ Landscape feature ☐ Public building
☐ View ☐ Other

TITLE

"Cavical"

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [] 2 [] 3 [X]

SIGNIFICANT [] SIGNIFICANT []

STREET TREES KERB & GUTTERS

GRADING

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

KEYNOTE BUILDING []

RECOMMENDED FOR

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

SURVEY DATE Nov. 91.

NEG FILE 44.05

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 1861
 Architects John Flannagan - 1869.
 Builder Flannagan & Foy - 1891
 Elements * see below



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X] c1869.
 Fair []
 Poor []

CONDITION Good [X]
 Fair []
 Poor []

Note: tower altered ??

CROSS REFERENCED INFORMATION

Associated significant garden []

The site information given above has been determined from external street level inspection.

* 1869 extensions, 1891 extensions.

** pre 1876 - grounds laid out by La Trobe Bateman.

PLACE IDENTIFICATION FORM

ADDRESS

20 Mason Street

TYPE

☒ Single Residence☐ Shop☐ Office☐ Landscape feature☐ View☒ Multiple Unit Res.☐ Outbuildings☐ Industrial Building☐ Public building☐ Other

TITLE

"Carrical"

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 ☐

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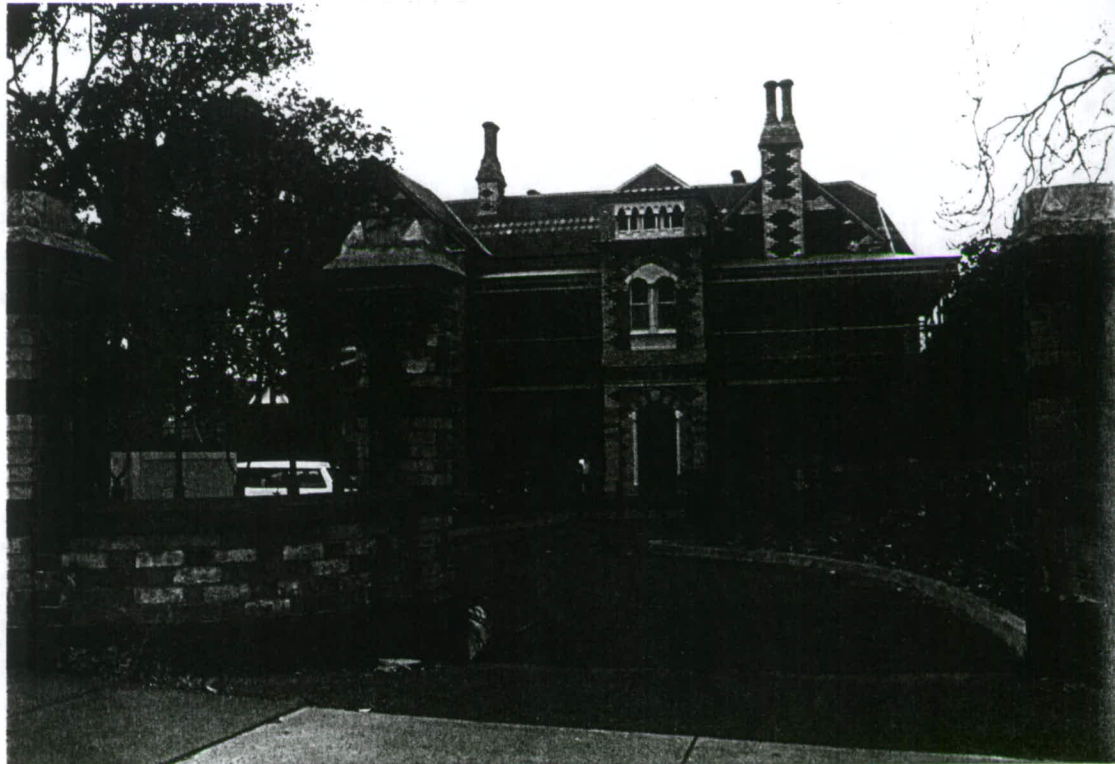
CONSTRUCTION DETAILS

Date 1861.

Architect John Flannagan - 1869.

Builder Flannagan & Foy - 1871

Elements * see below

☒ Contributing garden **☐ Landmark tree☐ Original or early hard landscape layout☒ Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good ☒ c1869.Fair ☐Poor ☐CONDITION Good ☒Fair ☐Poor ☐

Note: tower altered ??

CROSS REFERENCED INFORMATION

Associated significant garden ☐

The site information given above has been determined from external street level inspection.

* 1869 extensions, 1891 extensions.

** pre 1876 - grounds laid out by La Trobe Bateman

20 MASON STREET

"CARRICAL"

History

The earliest section of this grand villa residence may date from 1861 when the property was owned by Lewis Hatherly, builder, son of George Hatherly, publican, of the "Red Lion" in Church Street.⁵ Hatherley owned a number of allotments, one of which faced Mason Street and from 1857 owned two houses, one in Grattan and the other in Mason Street. The latter was occupied by various tenants.⁶ Hatherley sold the Mason Street property to the tanner, Thomas Lambert, who, in the 1862-63 Hawthorn rate records was listed as the owner/occupier of a house in Brook Street (the earlier name for Mason Street). This house had three small bedrooms and three other rooms and an NAV of sixty pounds.⁷ In 1866, when Lambert's house was recorded still as six-roomed, the NAV rose to 85 pounds.⁸ By 1869, however, extensive additions had been made to the house. Still owned and occupied by Lambert, it had increased in size and had an NAV of 350 pounds.⁹ These additions had been designed by the architect, John Flannagan. An auction notice dated October 1876, when the building was known as "Devonshire House", described the property as on the crest of Hawthorn Hill and as a "Gothic Tudor style brick and stone house with slate roof". It was reported also at this time, that the grounds had been "laid out in High Artistic Style by Bateman, the celebrated landscape Gardener".¹⁰

Edward La Trobe Bateman, a cousin of Lieutenant-Governor C.J. La Trobe, was a draughtsman, illuminator and sketcher as well as a landscape designer. In 1857, he planned two of Melbourne's public parks - the Fitzroy and Carlton Gardens and later, a number of private gardens around Melbourne and in the Western District, including those at "Wooriwyrite" at Kolora and "Chatsworth House" at Chatsworth.¹¹

Andrew Scott, squatter, became the next owner of "Devonshire House" in 1877 and in March 1878, tenders were called for the erection of a conservatory.¹² The 1888 Hawthorn rate book described Scott as the owner of two properties in Mason Street, a wood house of eight rooms (NAV 60 pounds) and a brick house of ten rooms (NAV 300 pounds).¹³

5. Gwen McWilliam, *Hawthorn Hill Area Walk I*, Hawthorn Historical Society, 1988.

6. Information from Hawthorn rate records supplied by Gwen McWilliam.

7. Hawthorn RB 1862-63 No. 596.

8. Ibid. 1866-67 No. 615.

9. Ibid. 1869-70 No. 718.

10. *Argus* 14 Oct. 1876 (p.2).

11. Peter Watts, *Historic Gardens of Victoria*, pp. 41, 44.

12. *Argus* 7 March 1878 (p.2).

13. Hawthorn RB 1888 Nos. 1108, 1109.

20 Mason Street continued

The new owner of the property in 1891 was Major James Burston, maltster, of Flinders Street.¹⁴ The architects, Flannagan and Foy, carried out further extensions to the house for the Burstons.¹⁵ From 1891, it was described as a brick house of fourteen rooms, NAV 300 pounds.¹⁶ More recently, "Carrical" has been restored and extended for the Housing Commission.¹⁷

Description

Only one elevation visible. On-site inspection required to determine extent of additions, stages of the work, and the form of the concealed exterior.

A Gothic revival mansion executed in ecclesiastical polychrome. A tower (now truncated on the roof) is centrally placed in the street facing composition, with an entry at the base, paired window with gothic balustrade to the centre stage and a miniature colonnade on the truncated third stage. The corners of the tower, the prominent chimneys and the building itself are all quoined in zigzag cream brick. At the gable ends this is translated into triangular shapes in imitation of stone abutment.

A gable wing of three storeys provides one boundary to the composition. At the ground level this includes a bay window, with balcony servicing the first floor above. The openings incorporate banked colours to the brick pointed arches matching the tower. Between this projecting gable wing and the tower is a short verandah. This extends to the opposite side of the tower across the face of a receding gable end wall. This portion of the verandah may in part be an 1891 addition. The gable wall has no openings at the upper level. It is dominated by a massive chimney breast elaborately patterned in polychrome, and terminated by two superb, decorated chimney pots.

On the side elevation looking towards the river the verandah returns to meet a hipped projecting wing. The remainder of this elevation cannot be viewed.

A fine fence survives. The extent of the Bateman design to the grounds is not apparent.

Assessment

This is one of the largest mansions in Hawthorn. Even in the late 1860s and 1870s when there were many mansions on substantial land holdings in Hawthorn, this building would have been notable for its size and the stunning polychrome. There was something of a precedent for Gothic revival in this region near the river. Palmers "Burwood" c1850 (Invergowrie) set a pattern with "The Hawthorns" of similar date for picturesque gothic. Two other buildings in Grattan Street at Nos. 5 and 17 similarly used Gothic forms. The Anglican Church and school, early c1850s, provided a municipal gothic focus

¹⁴. Ibid. 1890-91 (Sept. 1891) West Division No. 1221. (Joseph E. Pounds, gentleman, occupier).

¹⁵. McWilliam, op. cit; ABCN 25 April 1891 (p.310). Tender Notice.

¹⁶. Hawthorn RB 1890-91 No. 1221; Ibid. 1891-92 Yarra Ward No. 953.

¹⁷. McWilliam op. cit.

20 Mason Street continued

nearby. Perhaps these existing prominent buildings nearby influenced the architect Flannagan in his 1869 extensions. The earlier 1860s portions may also have adopted this form. The Gothic reference is reinforced by the association with La Trobe Bateman, who laid out the grounds. Bateman (Gov. La Trobe's nephew) also designed houses, including the important Gothic mansions at "Barragunda" in 1866 and "Heronswood" in 1871, both in the Shire of Flinders.

Flannagan, completed other works in the Gothic form including St. Phillips, Abbotsford in 1867. Though executed in bluestone and render, St. Phillips shows a similar use of the dominant gable and the ground level projecting bay as seen here and at "Burwood" and "The Hawthorns". Flannagan was also responsible for the buildings at Hawthorn Grammar in the 1860s (now demolished) including the classrooms, dormitory and masters residence. He won third prize in the Grace Park Syndicate competition for a third class villa - less than 750 pounds.

The use of polychrome in the building is early at 1869. Reed and Barnes had pioneered its use at "Ripponlea", 1868-1887, for an Italianate mansion. Its use on churches was pioneered by the same architect in 1866-67 for St. Judes, Carlton. The latter bears direct comparison of the details, utilizing as it does, the zigzag quoins and gable triangular abutments (in stone at St. Judes) and similar polychrome. Gothic institutions by Crouch and Wilson in bluestone and polychrome at the Institute of the Blind and the Institute of the Deaf of 1866 and 1867, set a precedent for towered designs outside the ecclesiastical field. This building is important in company with all the above, for the early use of a building material which was to become high fashion in the 1880s boom.

On-site inspection recommended.

Significance

State

1. Architecturally significant as: an early use of polychrome brick in Victoria; an ecclesiastical style applied to a residence; an example of the now, rare 1860s mansions on large allotments which helped create Hawthorns desirable suburb image.
2. Significant for the association with La Trobe Bateman and the architect Flannagan. A major example of the latter's work.
3. Historically significant for its association with a number of well-known Hawthorn people, including the builder, Lewis Hatherley; Thomas Lambert, tanner, in the pre-1876 period; Andrew Scott, squatter, in the late 1870s and 1880s; and Major James Burstons, master, from 1891.
4. One of the largest private homes built in Hawthorn.