

PLACE IDENTIFICATION FORM

ADDRESS

40 Power 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 [X]
SIGNIFICANT [] SIGNIFICANT []
STREET TREES KERB & GUTTERS

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE *Oct. 91.*

NEG FILE *33.23*

Title
Vol.
Pol.

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 *1887-1888*
Architect
Builder *James Cook.*
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X] Fair [] Poor []
CONDITION Good [X] Fair [] Poor []

Note: render unpainted.

CROSS REFERENCED INFORMATION

Associated significant garden []

40 POWER STREET

History

This house was originally one of pair with 36 Power Street constructed in 1887 for George Hurst by the builder, James Cook, who also built 8-10 Hawthorn Grove, which has a similar facade decoration. No. 36 (now demolished), a brick house of eight rooms, was occupied by Hurst in 1887. No. 40 was the home of William Dixon, legal manager, in 1888. This residence has associations with Sir Owen Dixon, not only through William Dixon but also through the occupancy of F.H. Dixon, another relative, in 1898.⁶

Description

A two-storeyed row house form set in villa fashion, set back from the side boundaries. The front is rendered, incorporating particularly fine vermiculated quoins. At the ground floor level openings are embellished with mouldings to follow their stilted arch form. The cast iron to the verandah is of standard form, however, on the ground floor there is a double frieze - one incorporated into the timber frieze, the other added below it in integrated frieze, bracket and straight form to match the first floor.

Assessment

This form type is the common early 1880s villa form, clearly related to the common row houses of the inner suburbs. This building illustrates the transition between the suburban row houses e.g. 71 Hotham Street, East Melbourne, to a suburban application. A simple transfer has been effected with the side parapet replaced by eaves, and windows inserted along the side walls. The verandah has not yet returned to the side elevations and the bayed front form of the later villas which capitalises on the front garden aspect, has not been effected.

This example is remarkably intact and executed with fine high quality details.

Significance

Metropolitan

1. Architecturally significant for the illustration of the transfer of the inner urban row house form to the suburbs in villa form.

⁶. Rate Book information supplied by Gwen McWilliam (recommend that entry no. should be checked to confirm original owner).