

## PLACE IDENTIFICATION FORM

## ADDRESS

144 Power Street

## TYPE

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

## TITLE

\* Manor Court Lodge

## 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 Oct. 91.

NEG FILE 33.01.

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 1876-1877

Architect

Builder

Elements



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

## NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY      Good ☒  
                  Fair ☐  
                  Poor ☐

CONDITION      Good ☒  
                  Fair ☐  
                  Poor ☐

## CROSS REFERENCED INFORMATION

Associated significant garden ☐

## 144 POWER STREET

### "MANOR COURT LODGE"

#### HISTORY

This large house at 144 Power Street is one of a number of substantial residences built in Power Street for wealthy businessmen and their families in the 1870s and 1880s. Philip Kitchen, merchant, was listed first in the Hawthorn rate book of 1876-77 as the owner/occupier of a house in Power Street (now known as No. 144) with an NAV of 90 pounds.<sup>16</sup> During the 1880s, the valuation of Kitchen's Power Street house rose to 110 pounds.<sup>17</sup> The building was described in 1888 as a brick house of nine rooms, NAV 100 pounds, still owned by Kitchen.<sup>18</sup> During the 1940s, the 1870s residence became a guest house and in the 1960s, a rest home.<sup>19</sup> It is known currently as "Manor Court Lodge".

#### Description

A two storey villa of simple plan and elevation but robustly detailed. The plain form is typical for its 1870s date. Fine render embellishment is used: at ground floor for a string course at head height; on the corner of opening reveals; and most prominently on the wide heavy brackets of the eaves. The chimney tops are bracketed in similar form to the eaves. Window and door openings are simple, extending to verandah level on the first floor to give direct access outside. The verandah is particularly fine. It employs a combination of timber and cast iron. The arrangement looks original, however on-site inspection is recommended to determine whether it might be a late nineteenth century alteration. Square posts are paired on the ground floor. Mouldings at the top form a capital on which flat arch timber brackets rest. Above is a timber frieze frame and a panel of cast iron. At the junction of the ground and first floors there is a fine toothed course in timber. The first floor matches the ground floor with the addition of a cast iron balustrade and the removal of the capital mouldings.

#### Assessment

This building faces forward, largely ignoring the side elevations except for the extension of the elaborately bracketed eaves. This is typical of 1870s houses.

This form type is the common early 1870s 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 the house simply set away from the side boundary without even the addition of side windows to the principal rooms.

---

<sup>16</sup>. Hawthorn RB 1876-77 No. 135.

<sup>17</sup>. Hawthorn RB 1884-85 No. 162.

<sup>18</sup>. 1888 RB Index No. 802 (Local History Collection, Hawthorn City Library).

<sup>19</sup>. Melbourne Directories.



#### 144 Power Street continued

The use of timber for verandahs on brick or rendered houses had largely ceased by this time. Even if the posts remained as timber, all the decorative forms usually were cast iron, unless a picturesque effect was required. Usually this was interpreted in the gothic revival style. This is an unusual example of its use executed in the classical form. 120 Powlett Street is an appropriate comparative example by John Barry in 1867.

#### Significance

#### Metropolitan

1. Architecturally significant for the illustration of the transfer of the row house type to a suburban garden setting.
2. Architecturally significant for the example of picturesque use of timber decoration association with a classical form.
3. Historically significant as an example of the suburban expansion of Hawthorn in the 1870s.