
Name	House	Reference No	
Address	20 Rae Street, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	1913-14	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec. BPS Heritage Overlay

History

The site of 20 Rae Street, Hawthorn, formed part of a subdivision of land owned by the Rae family from c. 1881. Both the Rae and Wright families (the family home of the Wrights is still extant nearby at 23 View Street, and was reviewed as part of this study) originally had substantial landholdings in this area of Hawthorn, including in the area of the present-day Wright, Rae and View Streets and Elphin Grove. The Rae family's home also still exists today, according to Graeme Butler, near the corner of Rae Street and Auburn Road.¹ Subdivision of the Rae property occurred in c. 1911, with Rae Street being formed to service the new allotments. Rate records for the 1911-12 rate cycle listed several allotments of vacant land still owned by members of the Rae family, with lots 5 and 7 owned by Jessie Farey, a bakery owner in Liddiard Street, Hawthorn.² The following year's rate records gave a net annual value (nav) to Farey's two allotments of £12 each. By the following year the nav had increased to £105, with Mrs Farey recorded as the owner of a brick house of nine rooms, on the double allotment.³ This is the subject property. It was owned by the Fareys for little over ten years, with William Wright, a relative of nearby landowner James Wright, recorded as the owner in rate records for the 1922-23 rate cycle. William Wright retained the property until the Second World War, with subsequent owner Clive Utber, succeeded by Thomas Diggles, by the 1945-46 rate cycle. At this date the house had a nav of £130, and was described as a brick house of ten rooms.⁴ The Diggles family occupied the house until at least the mid 1970s.⁵

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

Description & Integrity

The house at 20 Rae Street, Hawthorn, is a substantial, brick, attic-storey late Federation-era villa which is massed and planned around a return verandah flanked by two perpendicular projecting wings, side entrance and corner octagonal tower and turret. The complex gabled roofscape is finished with Marseilles pattern terracotta tile, terracotta ridge cresting, and ball-finials and flares in bellcast form to incorporate the verandah. It also features exposed rafters, two prominent gabled balcony

dormers and numerous corbelled red brick chimneys. The gable of a smaller third bay on the east side elevation is finished with half-timbering. Tuckpointed red face brickwork is relieved by sections of roughcast render to gable ends and dormer walls. The return verandah has bold tapered timber posts with simple arched fretwork bearing on brick piers with brick 'grillework' between and a tessellated tile floor. The fretwork detail is repeated in the attic dormer balconies. Each projecting bay in the principal north and west elevations contains a semi-circular bow window with singular and grouped fenestration elsewhere. Windows contain timber-framed casement sashes with leadlight fanlights. The main entrance, set at the end of the side verandah, appears to have a half-glazed door and surrounds, however the door is obscured by a non-original aluminium screen. The frontage is fenced by a non-original low brick wall and wrought iron gates have been removed since the previous study.⁶ With the exception of the replacement of a small section of dormer wall cladding and the screen door, the house appears to be otherwise generally externally intact to its date of construction.

Historical Context

The subject property is located in an area where both the Rae and Wright families originally had substantial landholdings, including in the area of the present-day Wright, Rae and View Streets and Elphin Grove. The subject house dates from a c. 1911 subdivision of the Rae family property. Doglegs in the alignment of Rae Street, as with several other local streets in the area, point to existence of large estate houses being retained and worked around at the time of the subdivision.

Comparative Analysis

Architecturally, 20 Rae Street, Hawthorn, belongs to the chronological close of the Federation period, for which time it is a relatively conservative design, albeit successfully executed. Conservative architectural elements include the corbelled chimneys, although the more unified treatment of the exterior walling, and the verandah's simple arched fretwork on brick piers, are more contemporary. Compositionally, the house compares with 1293 Toorak Road, Burwood (1915, graded B) which is further enriched by more elaborate Free-style timber fretwork and rhythmic patterning. Other broadly contemporary houses in Boroondara include *Carbethon* at 1223 Burke Road, Kew (1911-12, graded B), which also employs wings projecting onto two elevations and a complex Marseilles tiled roofscape, although a much reduced use of verandah. *Gosmont*, at 1221 Burke Road, Kew (1910-11, graded A), is yet another comparison, but one which is considered to exhibit particular elegance in its proportions and composition, and a lively combination of typically Federation traits such as vertical, horizontal and projecting elements.

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.

The house at 20 Rae Street, Hawthorn, is a fine, representative and broadly externally intact example of a substantial and prominent late Federation villa on a large allotment. Historically, it dates from a period in the early twentieth century when subdivision of the large Rae family nineteenth century estate occurred. The house also takes advantage of the double allotment acquired at the time of subdivision, with wings and bays projecting to two elevations, and clear views available of these elevations, and their Federation treatment.

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.

The house at 20 Rae Street, Hawthorn, if somewhat conservative for its period, nevertheless exemplifies some of the major characteristics of the Federation style: the return verandah, turret element at the verandah turn, complex roofscape with dormer balconies and anchoring of the verandah with projecting wings.

Statement of Significance

No 20 Rae Street, Hawthorn, is of local historical and architectural significance. The house is a fine, representative and broadly externally intact example of a substantial and prominent late Federation villa on a large allotment. Historically, it dates from a period in the early twentieth century when subdivision of the large Rae family nineteenth century estate occurred. It also takes advantage of its

double allotment, with wings and bays projecting to two elevations. If somewhat conservative for its period, the dwelling nevertheless exemplifies the major characteristics of the style: the return verandah, turret element at the verandah turn, complex roofscape with dormer balconies and anchoring of the verandah with projecting wings.

Grading Review

Unchanged.

Recommendations

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

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

² City of Hawthorn Rate Books, 1911-12, #5784-93, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

³ City of Hawthorn Rate Books, 1912-13, #5813; 1913-14, #5874, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁴ City of Hawthorn Rate Books, 1922-23, #6213; 1929-30, #7050; 1945-46, #7085, 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 As illustrated in the citation for the place in the *Hawthorn Heritage Study*, Meredith Gould, 1992, np.