

<b>Name</b>	<i>Wanbuno</i>	<b>Reference No</b>	
<b>Address</b>	37 Riversdale Road, Hawthorn	<b>Survey Date</b>	May 2006
<b>Building Type</b>	Residence	<b>Grading</b>	C*
<b>Date</b>	c. 1900-01	<b>Previous Grading</b>	C*3



#### Extent of Overlay

To title boundaries.

**Intactness** ☒ Good ☐ Fair ☐ Poor

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

#### History

*Wanbuno*, originally 23 Riversdale Road, Hawthorn, was built in 1900-01 for Jabez G Turton, then of 1 Lyall Street Hawthorn, on an allotment with a frontage of 72 feet to Riversdale Road and a depth of 200 feet. The house was described in rate records for the 1901-02 rate cycle as having eight rooms and being of brick construction. Its net annual value (nav) was given as £72.<sup>1</sup> Previously the allotment had been owned by an Amy Thorpe. Rate records for 1900-01 noted that the allotment, then rated at £30, had been sold to a J G Turton.<sup>2</sup> Turton was employed as a company secretary with Massey-Harris, the Canadian farm machinery and implement manufacturer. He was also Canadian, having resettled in Australia from Toronto.<sup>3</sup> The name he gave to his home - *Wanbuno* - is associated with the native North American people resident in Ontario.<sup>4</sup>

Jabez Turton died in 1915, the result of a freak accident involving his car which bounded forward, crushing him as he turned the crank handle.<sup>5</sup> Subsequently the property was retained by his widow who died shortly after, in 1917. The property was then owned by George Shrimpton, a land agent, who kept the property until the late 1930s. Rate records indicated the addition of a room by the 1922-23 rate cycle, when the property was described as consisting of nine rooms.<sup>6</sup> Subsequently, by 1938, the property had been converted for use as apartments, and occupied by Mrs Maude Matthews for many years. Mrs Matthews is thought to have been a tenant rather than the property's owner – rate records for the 1946-47 rate cycle listed the owner as a Madeleine Marshall.<sup>7</sup> From the late 1950s the property, still serving as apartments, was owned and occupied, by Miss M Cleaver. By 1972, the property was owned by C S Mann.<sup>8</sup>

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

#### Description & Integrity

*Wanbuno*, at 37 Riversdale Road, Hawthorn, is a substantial Federation, face brick, attic-storey house on an asymmetrical plan, with projecting bays to the south façade and a centrally located recessed

entrance under a porch. The roof has a main central hip and secondary hips over the bays, including faceted roofing in two half-octagons over bays; the roof is clad with Marseilles tiles and terracotta ridge-capping incorporating square scalloping. The chimneys are distinctive, being of red face brick with a moulded stucco cornice supported on an unusual quartet of long, vertically proportioned corbels. Ball-type finials are located over the bays, with a larger scroll type finial over the main roof hip, immediately behind the bays. The porch roof is integral with the main south roof slope. A hipped-roof dormer, probably an open balcony originally, projects from the main roof hip immediately above the porch. It is supported on dwarf walls clad in rounded shingles; the central window appears to be a later addition. The thick-timber porch fretwork includes a sturdy double arch and turned columns. This is complemented by the solidly proportioned canted bays, which are basically timber frames for basket-arched main panes, each topped by a pair of smaller basket-arched high lights with small-scaled square lead lighting and chequerboard panes alternating between opal green and amber. The walls behind each bay are plain coursed red face brick, with a moulded string course and unpainted stuccoed upper frieze. The walls generally have a two-course cream-brick base, and basalt footings. A bay was added to the west elevation at a later stage, utilising a two pane window with similar basket-arched framings to those on the main bays. This is fairly unobtrusive, being partly shrouded by trees, at least from the entrance to the property. Much of the garden appears of long standing, loosely stemming from an early twentieth-century garden form.

### Historical Context

The earliest residential development in the area was generally located closer to Glenferrie Road, but from the 1860s several grand houses were established in this vicinity. By c.1900 a number of substantial dwellings had been built on the north side of Riversdale Road, east of Power Street;<sup>9</sup> the subject building was constructed at about this time, complementing the group of solid and substantial late Victorian-era dwellings in the immediate locale.

### Comparative Analysis

*Wanbuno*, 37 Riversdale Road, Hawthorn, is a Federation house with an unusual richness and warmth to its texture, form and fenestration. In this way it recalls Guyon Purchas' *Tay Creggan* in Yarra Street, Hawthorn (1891-2, graded A), but is otherwise unusual in Boroondara. By comparison highly detailed house designs of the period, including the Riversdale Road group to the west of the subject property, appear lightly drawn and appliqué in their use of detailed form. The difference here may be that 37 Riversdale Road has a greater level of integration in its solid scale, continuity of line and a generally dark, warm character. The dwelling's chimney corbels have few counterparts in the Boroondara region, but they do relate to Ussher and Kemp's long, vertical string-corbelled chimney treatments; the cornice stucco and proportions are also similar. No. 37's basket-arched fenestration also recalls Ussher and Kemp designs, including their Canterbury houses and, at a similar scale, *Travancore* at 120 Riversdale Road, Camberwell (1899-1901, graded A), and *Kloa (Castleman)*, the Lancelot Ussher house at 57 Pakington Street, Kew (1892, graded B).<sup>10</sup> Although an asymmetrical design in weatherboard, *Kloa* had a similar juxtaposition of canted bays in front of a flat fronted wing behind, in that case, a gable; it also had a similarly close link between scale and patterning of timber fretwork around the porch and the bay window frame. *Kloa*'s bay window fenestration is also similar, with basket arched main panes and similarly-shaped dwarf panes immediately above. Compositionally, 37 Riversdale Road also parallels a large number of double-bay fronted, central porch houses designed around 1900 and after, which usually had a dormer immediately above the porch or entry area, and were precursors to a variety of bungalow and chambered porch 1920s houses. These were especially popular in Kew, although Camberwell also had a number, and in Federation terms were a good way of retaining the integrated porch-verandah under a main hipped roof form, without opening the elevation up too much to the south-western weather. A-graded Kew attic-storey examples included 5 Willsmere Road (1903), by Ussher and Kemp, 28 Studley Park Road (1905), and a series of arch-entranced houses in the Kew area, such as 17 Selbourne Road (1914).

### 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.*

*Wanbuno*, 37 Riversdale Road, Hawthorn, is a fine example of a largely intact and substantial Federation brick attic-storey villa, with an asymmetrical plan, projecting bays and a centrally located

recessed porch entrance. It is a rich and warmly-textured house, with a generous garden setback on the high side of a prominent street. It was also constructed at a time (c.1900), when a number of substantial dwellings had been, or were being, built on the north side of Riversdale Road, east of Power Street; in this way it complements the group of solid and substantial late Victorian-era dwellings in the immediate locale.

*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.*

*Wanbuno*, 37 Riversdale Road, Hawthorn, is distinguished from many of its contemporaries, including houses in its immediate vicinity which read as accumulations of detail rather than as formally integrated to the degree seen here. This is achieved particularly in the continuity of line, integration of porch and bay window transoms, and in the thick grain of the complex roofscape. The house also embodies elements common to Ussher and Kemp houses in Boroondara (most of which are more highly graded), such as the vertical string-corbelled chimney treatments, stuccoed cornice, basket-arched fenestration, and juxtaposition of canted bays in front of a flat fronted wing behind. The house is also an early example of the central porch and dormer mode in Federation houses, just gathering momentum in this period as a house style in Kew and Camberwell.

### Statement of Significance

*Wanbuno*, 37 Riversdale Road, Hawthorn, is of local historical and architectural significance. It is a fine example of a largely intact and substantial Federation brick attic-storey villa, with an asymmetrical plan, projecting bays and a centrally located recessed porch entrance. The house is also distinguished from many of its local contemporaries, through the comparatively high degree of formal integration of elements, achieved particularly in the continuity of line, integration of porch and bay window transoms, and in the complex roofscape. The house also embodies elements common to highly regarded Ussher and Kemp houses in Boroondara, such as the vertical string-corbelled chimney treatments, stuccoed cornice, basket-arched fenestration, and juxtaposition of canted bays in front of a flat fronted wing behind. The house is also an early example of the central porch and dormer mode in Federation houses, just gathering momentum in this period as a house style in Kew and Camberwell.

### 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:* (Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

*Specific:*

<sup>1</sup> City of Hawthorn Rate Books, 1901-02, #2064, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

<sup>2</sup> City of Hawthorn Rate Books, #2064 or 2066, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

<sup>3</sup> Draft citation, G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

<sup>4</sup> An internet search shows the name *Wanbuno* associated with travels in Ontario, among the indigenous population.

<sup>5</sup> Turton obituary, *Hawthorn, Kew & Camberwell Citizen*, 19 March 1915, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

<sup>6</sup> City of Hawthorn Rate Books, #2155, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

<sup>7</sup> City of Hawthorn Rate Books, #4582, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

<sup>8</sup> Pattern of occupation derived from listings in the Sands & McDougall Directory of Victoria, various years between 1915 and 1974; City of Hawthorn Building Card Index records.

<sup>9</sup> G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

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<sup>10</sup> These Kew houses are documented in Lovell Chen and Associates' *Review of Boroondara B-graded housing*, 2006, and Pru Sanderson, *City of Kew Urban Conservation Study*, 1989, in A-grade citations and Grade B building sections.