

**PLACE IDENTIFICATION FORM**

**ADDRESS**

76 Riversdale Road

**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   
 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** Nov. 91.  
**NEG FILE** 35.03  
**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**  
**Architect**  
**Builder**  
**Elements**

- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence (continues to no. 72.)

**NOTABLE FEATURES/SIGNIFICANCE**

**INTEGRITY** Good  Fair  Poor   
**CONDITION** Good  Fair  Poor

**CROSS REFERENCED INFORMATION**

Associated significant garden

PLACE IDENTIFICATION FORM

ADDRESS

76 Riversdale Road

TYPE

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

TITLE

"Summerlea Private Hotel"

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 35.04

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 1860-1861, 1883  
 Architect L. Terry.  
 Builder  
 Elements



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence (continues to no. 12)

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [ ]  
 Fair [ ]  
 Poor [ ]

CONDITION Good [ ]  
 Fair [ ]  
 Poor [ ]

UNCLEAR - not visible

UNCLEAR - not visible

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

## 76 RIVERSDALE ROAD

### "SUMMERLEA PRIVATE HOTEL"

#### History

"Summerlea", now concealed by flats - its front garden was built in two stages. The first stage, a brick house of six rooms with stables, standing on three acres of land, was built in 1860-61 for Dugald McDougall, merchant, from the designs of the architect, Leonard Terry.<sup>22</sup> This notable Victorian architect called for tenders in June 1860 for the "erection of a cottage at Hawthorn for D. McDougall".<sup>23</sup> The building was rated first in 1862, when it was listed in the Hawthorn rate records as a house of six rooms with stables, on three acres of land in Riversdale Road, NAV 130 pounds.<sup>24</sup> By 1866, McDougall's house was described as an eight-roomed brick house and stables on three acres of land, NAV 110 pounds.<sup>25</sup> By 1880, when it was owned still by McDougall, the Riversdale Road house was occupied by George Horne.<sup>26</sup>

The building was extended for McDougall in 1883 when it doubled in value with an NAV of 220 pounds.<sup>27</sup> An 1886 auction notice, following McDougall's death, described the property as a "first-class residence" with six bedrooms, dairy, brick stables and coachhouse, and with two tennis courts, still standing on three acres of land with a frontage to Riversdale Road.<sup>28</sup> Mrs. McDougall was listed as the owner/occupier in the 1886-87 Hawthorn rate book when the house had an NAV of 225 pounds.<sup>29</sup> Its value rose higher by 1888 when it was rated as a thirteen-roomed brick house, NAV 250 pounds.<sup>30</sup>

#### Description

A two storey colonnaded mansion rendered and with a hipped slate roof. Almost fully concealed. Site inspection required.

#### Assessment

Leonard Terry is a major architect from the second half of the nineteenth century. His major works are commercial buildings and churches. Many of his houses have been demolished. This building is early in his practice. It is not clear to what extent the Terry building remains, or whether the 1888 buildings are independently significant.

- 
22. *Argus* 6 June 1860 (p.3).
  23. *Ibid.*
  24. Hawthorn RB 1862-63 No. 46.
  25. *Ibid.* 1866-67 No. 38.
  26. *Ibid.* 1880-81 No. 441.
  27. *Ibid.* 1883-84 No. 1838.
  28. *Argus* 20 March 1886.
  29. Hawthorn RB 1886-87 No. 1189.
  30. *Ibid.* 1888 No. 423.

