# PLACE IDENTIFICATION FORM

DDRESS 76 Riversdale Road ITLE	TYPE  [X] Single Residence [ ] Multiple Unit Res.  [ ] Shop [ ] Outbuildings [ ] Office [ ] Industrial Building  [ ] Landscape feature [ ] Public building  [ ] View [ ] Other	
XISTING DESIGNATION	HBR [ ] GBR [ ] AHC [ ] NT [ ] VAS [ ]	
TREETSCAPE LEVEL	1 [ ] 2 [×] 3 [ ] SIGNIFICANT [ ] STREET TREES KERB & GUTTERS	
RADING	A[] B[] C[X] D[] E[]  KEYNOTE BUILDING[]	
ECOMMENDED FOR	HBR/GBR [ ] AHC [ ] URBAN CONSERVATION AREA [ ] VAS [ ] PLANNING SCHEME PROTECTION [ X ] CULTURAL LANDSCAPE [ ] OTHER [ ]	
URVEY DATE Nov.91. EG FILE 35.03 itle ol. ol.  HEME  ] Early Settlement ] Mansions ] Victorian Garden Suburb ] Municipal dev. ] 1870s growth ] Garden villas ] Working enclaves ] Commercial Centres ] Edwardian Prosperity XI Interwar Housing ] Flats and Offices  ONSTRUCTION DETAILS ate rchitect uilder lements		
[ ] Contributing garden [ ] Original or early hard landscape layout [ X ] Original or early fence (wouthness to wo. 72.)		
OTABLE FEATURES/SIGNIFICAN	CE	
NTEGRITY Good [x] Fair [ ] Poor [ ]	CONDITION Good [×] Fair [ ] Poor [ ]	
CROSS REFERENCED INFORMATION		

The site information given above has been determined from external street level inspection.

Associated significant garden [ ]

# PLACE IDENTIFICATION FORM

ADDRESS	TYPE	
76 Riversdale Road TITLE  Summerlea Private Hotel	[   Single Residence     Multiple Unit Res.  [ ] Shop   [ ] Outbuildings  [ ] Office   [ ] Industrial Building  [ ] Landscape feature   [ ] Public building  [ ] View   [ ] Other	
EXISTING DESIGNATION	HBR [ ] GBR [ ] AHC [ ] NT [ ] VAS [ ]	
STREETSCAPE LEVEL	1 [ ] 2 [ X ] 3 [ ] SIGNIFICANT [ ] STREET TREES KERB & GUTTERS	
GRADING	A[] B[X] 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  [X] Early Settlement  [X] 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 [ X] Original or early fence (continues to no.12)	
NOTABLE FEATURES/SIGNIFICANCE		
See attached		
INTEGRITY Good [ ] Fair [ ] Poor [ ] UNCLEME - NOT OR CROSS REFERENCED INFORMATION	CONDITION Good [] Fair [] Poor [] SIBLE UNCLEARE- WOT VISIBLE	
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. This notable Victorian architect called for tenders in June 1860 for the "erection of a cottage at Hawthorn for D. McDougall". 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. By 1866, McDougall's house was described as an eight-roomed brick house and stables on three acres of land, NAV 110 pounds. By 1880, when it was owned still by McDougall, the Riversdale Road house was occupied by George Horne.

The building was extended for McDougall in 1883 when it doubled in value with an NAV of 220 pounds. 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. Mrs. McDougall was listed as the owner/occupier in the 1886-87 Hawthorn rate book when the house had an NAV of 225 pounds. Its value rose higher by 1888 when it was rated as a thirteen-roomed brick house, NAV 250 pounds. 90

## 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.

<sup>&</sup>lt;sup>22</sup>. Argus 6 June 1860 (p.3).

<sup>23.</sup> Ibid.

<sup>&</sup>lt;sup>24</sup>. Hawthorn RB 1862-63 No. 46.

<sup>&</sup>lt;sup>25</sup>. Ibid. 1866-67 No. 38.

<sup>&</sup>lt;sup>26</sup>. Ibid. 1880-81 No. 441.

<sup>&</sup>lt;sup>27</sup>. Ibid. 1883-84 No. 1838.

<sup>&</sup>lt;sup>28</sup>. *Argus* 20 March 1886.

<sup>&</sup>lt;sup>29</sup>. Hawthorn RB 1886-87 No. 1189.

<sup>&</sup>lt;sup>30</sup>. Ibid. 1888 No. 423.

## 76 Riversdale Road continued

On-site inspection required.

Significance

Provisional

Metropolitan

1. This two-storeyed brick mansion built in 1860 and 1888 for the merchant, Dugald McDougall, and extended for him in 1883, has historical significance as a fine example of the substantial mansion constructed for wealthy local merchants in Hawthorn from the 1860s. "Summerlea", which was owned by McDougall until his death in 1885, has architectural significance for its association with the notable architect, Leonard Terry.

Site inspection required to determine extent of 1888s and later alterations.