

PLACE IDENTIFICATION FORM

ADDRESS

82 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 [X] 3 []
SIGNIFICANT [] SIGNIFICANT []
STREET TREES KERB & GUTTERS

GRADING

A [] B [X] C [] D [] E []
KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC [X] URBAN CONSERVATION AREA []
VAS [] PLANNING SCHEME PROTECTION [X]
CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE Oct. 91.
NEG FILE 34.34,36
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 c1904
Architect possibly Beswick
Builder possibly Kaiser
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]
Fair []
Poor []

CONDITION Good [X]
Fair []
Poor []

Note: new tiled roof

CROSS REFERENCED INFORMATION

Associated significant garden []

82 RIVERSDALE ROAD

History

This brick villa in a garden setting dates from 1904³¹ or earlier and it is thought may have been designed by the notable Hawthorn architect, John Beswicke.³² A 1904 MMBW House Service Cover shows that at that time the Riversdale Road residence was owned by Mrs. E.V. Hammond of 48 Maribyrnong Road, Ascot Vale. There was an outside laundry, water closet (toilet) and shed at the rear of the property.³³ By 1909, when the owner/occupier was E. Wyatt Gill, a large stable block had been erected at the rear, which included three-stall stables, a brick bin and washing area. This whole area was paved and enclosed with cemented brick work. There was still an outside laundry and toilet.³⁴ The stable block was there still in the 1940s when E. Watson of 320 Auburn Road was the owner of the property, which was most probably rented.³⁵

Description

A "L" shaped villa of hipped roof form with projecting triple gables for each end of the "L" legs. A return verandah provides strong corner emphasis with a splayed gable, also reflected in a splayed gable to the roof, over a corner bay. The building is executed in red brick with cream brick quoins and string courses. Diamond patterns in cream brick are also effected above each bay window facet. The render detailing is particularly fine. A string course with flower modillions runs through the building at head height. Swags of elaborate design separate the paired brackets at eaves level and rendered panels, edged by egg and dart moulding occur below each bay window facet.

The garden and landscape elements compliment the design.

Assessment

This building almost matches no. 17 Riversdale Road of 1898. Particularly similar are: the triple gable roof forms; the quoins to windows, though there in render; the swags or bunting to the eaves; and the render panels below the windows. This probably later building has been given a Queen Anne overlay with the corner emphasis and the chimney detailing.

John Beswicke introduced a three part gable on "Rotha" in Harcourt Street in 1888. This prominent feature was copied widely. The use of red brick and the wall body colour was developed in the late 1880s and the 1890s by an avant-garde group of architects inspired by the work of English architects who in turn looked to the vernacular at Webb's Red House at Blexley Heath. Usually the red brick houses are Queen Anne. The very standard plan and elevational form seen here at Riversdale Road is overlaid by the use of a "modern" material and a corner orientation.

³¹. MMBW House Service Cover No. 43074 (1905-6).

³². No tender notices have been found.

³³. MMBW House Service Cover (1905-6).

³⁴. Ibid. 1909-1912.

³⁵. Ibid. 1942-48.

82 Riversdale Road continued

Significance

Metropolitan

1. Architecturally significant as a late example of standard "L" shaped villa form utilizing modern materials and the characteristic Hawthorn three part gable roof design. Possibly by architect John Beswicke or builder Henry Kaiser.
2. Architecturally significant for its illustration of the influence of the domestic Queen Anne Style on traditional villa form.



The Melbourne and Metropolitan Board of Works.

Plan No. 1480

Detail Plan No. 1480

Drainage Plan No. 43074

PLAN OF DRAINAGE

FOR

No^s E.V. Hammond, 48 Maribyrnong Rd, Ascot Vale, Owner

MUNICIPALITY: CITY OF HAWTHORN

Reference:-

- | | | |
|--------------------------------|----------------------------------|-------------------------|
| B.T. Boundary Trap | R.T. Reflux Trap | I.O. Inspection Opening |
| D.T. Disconnector Trap | S.T. Silt Trap | E.V. Educt Vent |
| G.T. Gully Trap | C.I.P. Cast Iron Pipe | I.V. Induct Vent |
| G.D.T. Gully Disconnector Trap | G.W.I.P. Galv. Wrought Iron Pipe | S.V.P. Soil Vent Pipe |
| G.I.T. Grease Interceptor Trap | S.P.D. Stoneware Pipe Drain | V.P. Ventilating Pipe |
| G.S.T. Gully Silt Trap | I.C. Inspection Chamber | M.F. Mica Flap |

FOR ADDITIONAL WORK SEE PLAN

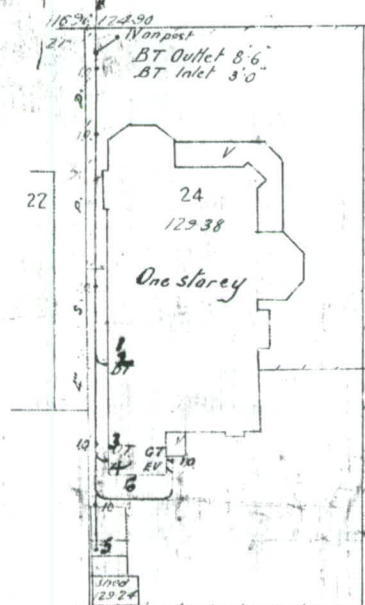
(See Sewerage By-Law No. 9.)

SIGNED BY *W. H. Ebb* Scale—40 ft. to 1 inch.

DATED *15.9.09*

RIVERSDALE RD

Application



- LIST OF FITTINGS
1. Lav Basin
 2. Bath
 3. Troughs (2)
 4. Sink
 5. Close (pedestal)
 6. ~~Top~~ ~~cast~~ ~~abatus~~ ~~top~~
 7. ~~Top~~ ~~cast~~ ~~abatus~~ ~~top~~ ~~fixed~~ ~~over~~ ~~to~~ ~~be~~ ~~removed~~
 8. ~~Top~~ ~~cast~~ ~~abatus~~ ~~top~~ ~~fixed~~ ~~over~~ ~~to~~ ~~be~~ ~~removed~~

Work carried out to Plan

W.H. Ebb
for Manchester
18/3/09

29 MAR 1905

25 SEP 1901

Engineer.

W.H. Ebb
24/9/1904

Examined
 Name

82 Riversdale

The Melbourne and Metropolitan Board of Works.

T
18/4/12

Litho No. 1480

P
24

Detail Plan No. 1480

Drainage Plan No. 43074

PLAN OF DRAINAGE

FOR

M.E. Wyatt Gill. O.S.O.

Agent. *E. Bowness. 80 Brougham St. Melb.*

MUNICIPALITY: CITY OF HAWTHORN.

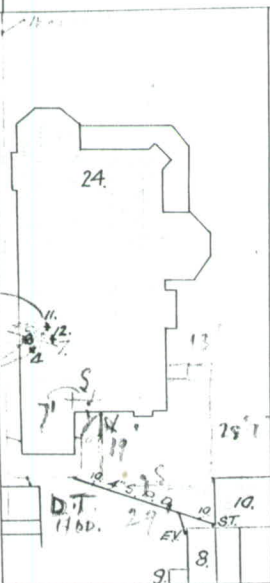
REFERENCE:

- | | | |
|--------------------------------|----------------------------------|--------------------------------|
| B.T. Boundary Trap | R.T. Reflux Trap | E.V. Educt Vent |
| D.T. Disconnecter Trap | S.T. Silt Trap | I.V. Induct Vent |
| G.T. Gully Trap | C.I.P. Cast Iron Pipe | S.I.V.P. Soil Induct Vent Pipe |
| G.D.T. Gully Disconnecter Trap | G.W.I.P. Galv. Wrought Iron Pipe | S.V.P. Soil Vent Pipe |
| G.I.T. Grease Interceptor Trap | S.P.D. Stoneware Pipe Drain | V.P. Ventilating Pipe |
| G.S.T. Gully Silt Trap | I.C. Inspection Chamber | M.F. Mica Flap |
| S.V. Stop Valve | I.O. Inspection Opening | |

(See Sewerage By-Law No. 9.)

Scale—40 feet to 1 inch.

RIVERSDALE RD



7. Closet proposed internal.
 8. Stable to be paved & graded to ST.
 9. Brick bin to be provided & rendered impervious.
 10. Car wash to be paved & graded to ST. Root & surface water to be diverted.
- ST. to be enclosed in brickwork cemented & top & G.S.I. apron provided.
 EV to be moved to new position shown in blue.
 Pipes not required to be taken up & O.B. sealed.
 18" of covering to be obtained over extension of drain or pipes surrounded with 6" of cement concrete.
- Drains as laid shown in green.
 " take " " " blue.

*Bath & Basin
Renovated
Kiln Pan No 7
22
Return existing
Bath & Basin
to slightly altered
position.
A. Fern
1/7/12*

- 3 Bath renewed in slightly altered position 16/7/12
- 4 Basin
- 7 Closet retixed
- 11 Bath
- 12 Basin

Examined, *J.R.*

M. Wood

Engineer.

Melbourne, *5/7/11* 1909

88
27

Melbourne and Metropolitan Board of Works.

Litho No. 1480

Detail Plan No. 1480

Drainage Plan No. 43074

PLAN OF DRAINAGE

E. Watson 320 Auburn Rd Hawthorn

MUNICIPALITY: HAWTHORN

REFERENCE:

B.T. Boundary Trap	S.P.D. Stoneware Pipe Drain	I.C. Inspection Chamber	G.D.T. Gully Disconnecter Trap
D.T. Disconnecter Trap	G.I.T. Grease Interceptor trap	I.O. Inspection Opening	S.I.V.P. Soil Induct. Vent Pipe
G.T. Gully Trap	S.T. Silt Trap	E.V. Educt Vent	S.V.P. Soil Vent Pipe
I.V. Induct. Vent	C.I.P. Cast Iron Pipe	G.V. Ground Vent	T.I.T. Triple Interceptor Trap

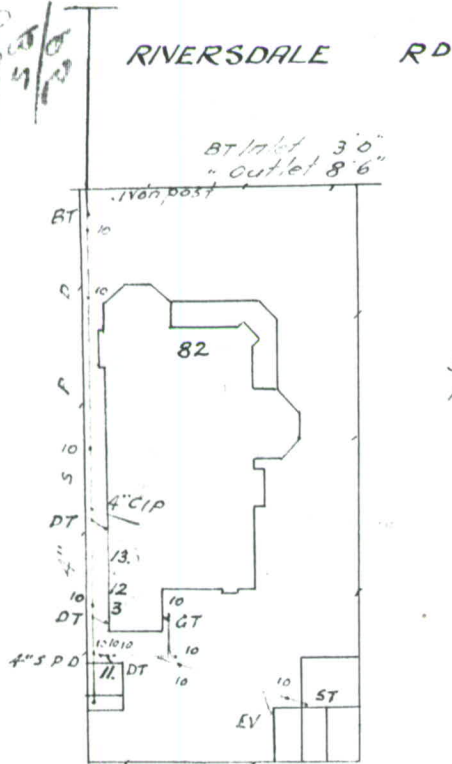
The whole of the drainage and/or plumbing work shall be carried out in accordance with the By-Laws and requirements of the Board. This plan is issued subject to the Owner accepting all responsibility for the drains indicated by green lines being in the position shown and at a suitable level for the connection thereto of the additional work and for such drains being in good order and condition. Position of H.C. Branches to be determined by measurements recorded on this plan.

This plan is issued subject to the requirements of the local Municipal By-Laws being complied with. Back Verandah or Porch must be kept permanently open and not enclosed. Buildings shown on this plan have been plotted from particulars supplied by the Owner or Agent. House drains to be constructed in accordance with Type Drawing H.C.1213.

Scale: 40 feet to 1 inch.

REVISION COPY

Handwritten notes:
E. Watson
320 Auburn Rd
Hawthorn
1/10



Handwritten notes:
3 Troughs to be moved to 11.
12, 13 Sink proposed
Drains to be laid shown in blue.

Handwritten: P.C. 42
7-9

Examined, *[Signature]*

[Signature]
8 SEP 1942 Engineer.

Melbourne and Metropolitan Board of Works.

82 Riversdale

Litho No. 1480

Detail Plan No. 1480

Drainage Plan No. 43074

PLAN OF DRAINAGE

G. A. Hunter, 36 Glendorg Grc Melb. Agent

MUNICIPALITY: HAWTHORN

REFERENCE:

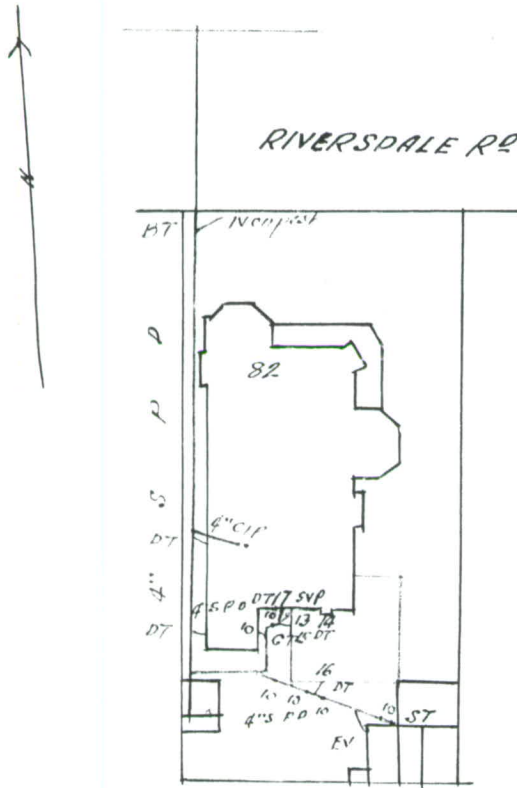
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I.V. Induct. Vent	C.I.P. Cast Iron Pipe	GV. Ground Vent	T.I.T. Triple Interceptor Trap

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Scale: 40 feet to 1 inch.

QUOTATION COPY



ADDITIONAL WORK LIST OF FIXTURES

- 13 Closet ~~proposed~~ internal
- 14 Bath
- 15 Basin
- 16, 17 Sinks

Drains ~~to be~~ laid shown in blue

Water Supply: Additional fittings ~~are to be~~ supplied from existing service.

Examined, 19/1/48 J. H. B. C. I. 1.8

2- FEB 1948

G. A. Hunter

Engineer.