
Name	Glendale; Cleverdon House	Reference No	
Address	106 & 108 Riversdale Road, Hawthorn	Survey Date	27 April 2006
Building Type	Residences	Grading	C*
Date	1886-87	Previous Grading	C*2



Extent of Overlay

See recommendations.

Intactness ☒ Good ☐ Fair ☐ Poor

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

History

Glendale and *Cleverdon House*, as they are now known, are thought to have been designed by architect William Cleverdon in c. 1886-87. The larger house to the corner of Glen Street (106) was initially occupied by Cleverdon's father, William Cleverdon senior, a solicitor, while the smaller house at 108 Riversdale Road was let to tenants.¹ This seems to have been a pattern followed for many years – the larger house owner-occupied and the smaller let to tenants. William Cleverdon was prominent in local politics, serving as Mayor of Hawthorn between 1876-7 and again in 1879-90.

By 1890, the larger of the two properties was occupied by Thomas Guest, owner of the biscuit company of the same name. Again, the smaller house was occupied by tenants.² Guest's daughter Jemima and her husband, solicitor Rivers Dickinson, resided at 106 Riversdale Road from the early 1890s, with Jemima Dickinson inheriting the property on the death of her father in 1908. At this time the two houses were known as *Kemnal* (106) and *Murelda* (108).³ The Dickinson family lived at 106 Riversdale Road until the early 1920s with tenants continuing to rent the adjoining house. After the death of Jemima Dickinson in the mid 1920s, 108 Riversdale Road was divided into two flats, and 106 Riversdale Road operated as the *Kemnal* guest house conducted by Mrs G V Ryan from the late 1930s.⁴ In 1987 the pair of houses were acquired by architect Ron Unger, who stated that at the time of his acquisition, each house had been divided into two flats.⁵

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

Description & Integrity

Glendale and *Cleverdon House* at 106-8 Riversdale Road comprises two attached late Victorian two-storey residences located on the corner of Glen Street and Riversdale Road. Of the two, 106 is slightly larger and is distinguished by its return verandah (addressing both street frontages), while 108 faces only Riversdale Road and has a simpler, frontal, verandah form. The two are separated by a prominent heavily vermiculated projecting wing wall.

Roofs to both dwellings are hipped and clad in slate tiles. Chimneys are of rendered brick with scallop-patterned flue dividers. The eaves are boxed with intermittent pairs of brackets supporting them. Walls are of rendered brick, incised with decorative patterns. On the Riversdale Road frontage, both dwellings have tripartite windows at both ground and first floor levels. These are flat headed on the first floor, and segmentally arched on the ground floor. An additional single, full-height flat headed window is located at first floor level. Windows are generally double-hung sashes. The main entrances are on the Riversdale Road frontage and comprise generous segmentally arched openings located adjacent to the dividing party wall. The entrance door and associated joinery to No 106 appears intact, though the fanlights and sidelights have been replaced with clear glass, while on 108 the door and joinery appears possibly to have been stripped and revarnished.⁶

The Glen Street elevation of 106 Riversdale Road has larger single-light windows on its ground floor, again segmentally arched. A faceted bay with four double-hung windows is located at first floor level; this is a later addition and is contemporary with the two-storey rear additions (see below).

Both houses have two-storey verandahs with paired columns and decorative cast iron lace balustrade, frieze and brackets. As noted above, the verandah to 106 returns along the Glen Street frontage. The verandah roofs are clad in corrugated galvanized iron sheet, and are anchored just below the eave brackets. The original front steps up to the verandah to both residences appear to survive.

Rendered brick two-storey hipped roofed additions were constructed to the rear of both residences in c.1987-8.⁷ Of these, the most visible is the addition at the rear of 106 Riversdale Road, which is visible on the Glen Street frontage of the site. This appears to have been modified in c.1998 by the addition of a timber study with louvred windows at first floor level.

Both houses are fronted with high fences in Mini-Orb, with heavy lattice gates in canted insets, and remanufactured posts and finials. The Glen Street frontage of 106 has a timber and corrugated iron garage and storage shed integrated with its fence.

Historical Context

The MMBW Plan No. 1502 of c. 1904 shows this section of Riversdale Road having been developed for a series of comfortable Victorian residences overlooking the tramline.

Comparative Analysis

Substantial semi-detached houses of this 1880s type are not as common in Boroondara, where the detached house was the more typical form, as elsewhere in the metropolitan area. Another broadly comparable example is 26-8 Moorhouse Street, East Camberwell (graded B), a prototype Federation design by AEH Carleton. There, 28 was built as the first of an intended pair in 1890 and 26, adjoining it, in a matching but modified form in 1903.⁸

Its semi-detached form, where the two residences have been designed so as to appear generally as a single substantial residence, adds interest to what is otherwise a relatively conventional Italianate design. The tripartite main windows in 106-8 are of some interest, though they also appear in the four semi-detached terraces of similar date opposite the Methodist Ladies' College at 238-44 Barkers Road.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: *The historical importance, association with or relationship to Boroondara's history of the place or object.*

Glendale and Cleverdon House at 106-108 Riversdale Road, Hawthorn, is of local interest for its association with William Cleverdon, who served as Mayor of Hawthorn between 1876-77 and 1879-80.

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.*

Glendale and *Cleverdon House* at 106-108 Riversdale Road, Hawthorn, is a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large detached residence) is unusual in Boroondara, the houses otherwise adopt generally typical Victorian Italianate forms and detailing.

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 prominent and elevated siting and substantial size of *Glendale* and *Cleverdon House* at 106-108 Riversdale Road, Hawthorn, give the building considerable presence in the streetscape.

Statement of Significance

Glendale and *Cleverdon House*, at 106 and 108 Riversdale Road, Hawthorn, are of local historical and architectural significance as a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large detached residence) is unusual in Boroondara, the houses otherwise adopt generally typical Victorian Italianate forms and detailing. The building's prominent and elevated siting and substantial size give it considerable presence in the streetscape. The properties are of historical interest for their association with William Cleverdon, who served as Mayor of Hawthorn between 1876-77 and 1879-80.

While visible, the rear additions are clearly discernible as such and do not detract from the presentation of the building.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should apply to both dwellings (i.e. a single Heritage Overlay for nos 106-108 Riversdale Road).

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

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 Based on research by Graeme Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² *Sands & McDougall Directory of Victoria*, 1890.

³ City of Hawthorn Rate Books, 1901-02, #3140-41, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁵ Unger's acquisition of the houses was apparently reported in the *Age*, 7 September 1987, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁶ It is possible that it may have been salvaged from another site.

⁷ Details sourced from Ron Unger's drawings # 5196(4010), dated 9 December 1987 (additions to dwelling); # 5283 (4010) dated 5 December 1988 (ditto); # 5689 (4708) dated 26 July 1988 ('front timber and side brick fences'); # 6822, dated 30 November 1989 (open carport). See also permit # 97/1041, dated 17 October 1997 and 24 February 1998.

⁸ Details sourced from G Butler, *Camberwell Conservation Study* 1991, vol. 4, pp. 206-7.