
Name	<i>Spreydon, Westley House</i>	Reference No	
Address	110 Riversdale Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	1888	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

Spreydon, 110 Riversdale Road, Hawthorn, previously 38 Riversdale Road, was constructed in 1888 for solicitor James Westley. Westley had purchased the allotment with a frontage of 65 feet to Riversdale Road in 1886.¹ James Westley was a prominent citizen of the district, elected as a Town Councillor as well as serving a term as Mayor of the Town of Hawthorn in 1889-90. His high public profile was such that the completion of his house was reported in the *Boroondara Standard* in June 1888.² Westley resided at this address until the early years of the twentieth century, after which date he moved to a new residence *Maldavia*, at 169 Riversdale Road. Other members of his family continued to reside in the Riversdale Road area for several years.³

Subsequently, the property was occupied by Miss Lucy Coppin, daughter of the theatrical entrepreneur, philanthropist and prominent local resident, George Coppin. By 1915, Riversdale Road had been renumbered and the property became 110 Riversdale Road, during Miss Coppin's term of residence. By the early 1920s, the residence had been converted into apartments by Mrs Maud Zelman, wife of the conductor and musician Alberto Zelman, who lived nearby. By 1930 the residence was listed as *Warringa Flats* in the *Sands & McDougall Directory of Victoria*. The building was tenanted for many years, before the process of restoring it to a single family home commenced, with a change of ownership after 1974.⁴

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

Description & Integrity

Spreydon, 110 Riversdale Road, Hawthorn, is a substantial two-storey Italianate brick villa on an asymmetrical plan. The hipped slate roof is finished with bracketed eaves and a pair of rendered brick chimneys with moulded caps. The walls display overpainted ruled ashlar render on a bluestone plinth with moulded quoins and bands. The double-fronted façade includes a double-height canted bay and is flanked on both sides by small projecting wings set back from the façade which terminate the return

verandah. The eastern wing provides a porch to the main entrance and has an unusual gabled roof and timber-framed infill at first floor level of unclear origins. Access is via an arched opening which is reflected in a blind opening at the rear and window opening to the side; the window contains multi-coloured glass. The western side wing has a double-storey parapeted form with pressed cement orbs and a blind arch to the verandah. The double-height cast iron verandah cranks around the canted bay and has bluestone steps, a rock-face bluestone plinth, diaper marble tiling, Corinthian columns, a fern motif frieze and balustrade. Cast iron brackets and the first floor frieze have been removed and sections of the balustrade are missing; it is unclear if there was ever a balustrade at ground floor level. Fenestration in the façade is repetitive between floors and openings have semi-circular arched heads, moulded architraves and tall timber-framed double-hung sashes with distinctive carved timber bottom sash rails.

Permits for additions and alterations were granted in 1988 and it is possible that these are the extensive rear additions visible in aerial photographs of the area.⁵ The additions do not impact on the views of the house from the street.

The frontage is unfenced and the front garden area is not landscaped.

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

In its overall scale, composition and Italianate detail, *Spreydon* can be compared with a number of examples throughout the municipality, many of which are similarly sited on prominent vantage points in Hawthorn. Though overpainted and missing some cast iron ornament, it can be compared with the Italianate villas at 149 Victoria Road, Hawthorn (q.v. graded B2) and Nos 1, 12 and 14 Goodall Street, Hawthorn (graded B1 and B2), which adopt a similar form, scale and styling with two-storey return verandahs with decorative cast iron, projecting canted bays and slate hipped roofs (note that No. 1 Goodall Street displays bichrome face brickwork). It is most similar, however to 83 Lisson Grove, Hawthorn (q.v. graded C*3) and 6 Gellibrand Street, Kew (graded B), both of which have verandahs which follow the canted outline of their bay windows.

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.*

Spreydon, 110 Riversdale Road, Hawthorn, is of historical interest for its association with its original owner, James Westley, prominent local resident and Mayor of Hawthorn (1889-90).

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.*

Spreydon, 110 Riversdale Road, Hawthorn, is a fine and relatively externally intact example of a late Victorian villa, prominently sited on a large allotment. The house exhibits all of the hallmarks of the Italianate style including rendered masonry construction and moulded details, bracketed hipped slate roof, double-height canted bay and cast iron verandah.

Statement of Significance

Spreydon, 110 Riversdale Road, Hawthorn, is a fine and relatively externally intact example of a late Victorian villa, prominently sited on a large allotment. The house exhibits all of the hallmarks of the Italianate style including rendered masonry construction and moulded details, bracketed hipped slate roof, double-height canted bay and cast iron verandah. Though overpainted and missing some cast iron ornament, it remains a fine and representative example of its type. The house is also of historical interest for its association with its original owner, James Westley, prominent local resident and Mayor of Hawthorn (1889-90).

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

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 Draft citation, G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² *Boroondara Standard* 1 June 1888, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

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

⁵ An aerial photograph of the area dated 2004 is held by the City of Boroondara. Building Permit #5912(4627), dated 17 October 1988, City of Boroondara Building File 40/408/24013 Pt 1.