

PLACE IDENTIFICATION FORM

ADDRESS

77 St. Helens 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 [X]
 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 Nov. 91.
 NEG FILE 74.03.04
 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 1924
 Architect
 Builder H.J. Hince
 Elements Piggdon St, Nth Carlton
 (possibly Architect)

- 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 []

CROSS REFERENCED INFORMATION

Associated significant garden []

77 ST. HELEN'S ROAD

History

Built in 1924 for G. Lawford, this brick residence, which has retained its original brick fence, was designed and/or built by H.C. Hince of 305 Pigdon Street, North Carlton. An early MMBW drainage plan shows the house with a brick garage at the rear.¹

Description

A superb californian bungalow with wide verandah stretching across the frontage and returning on each side. The roof is hipped terracotta tiles with a gable let in centrally. This still retains its dark oiled shingles. The verandah is formed by heavy masonry piers comprising a brick base and tapering rendered upper section. At each end these are open between to give access to the verandah. Elsewhere a balustrade is formed by brickwork with a swagged render capping. The fence is similarly detailed with an open render paired between the piers.

A broad return drive sweeps from one side to the other.

The main body of the house is concealed by the deep verandah. An extensive but sympathetic alteration has occurred at the rear to form an upper level.

Assessment

The Californian bungalow was partly introduced from America, and partly grew out of the domestic Queen Anne and garden bungalow styles before the first world war. It was ideally adapted to the Melbourne suburbs where there were relatively large blocks and a strong desire to create a garden. Even the smallest homes could have Californian bungalow pretensions and the State Savings Bank promoted their execution with its home ownership scheme. Not many Californian Bungalow designs were executed by architects. Although in its early stages, architects interpreted Greene and Greene's American styles, it was the builders who adapted quickly to the style, realizing its economical form and suitability to the Australian climate.

This example is amongst the best architecturally, and the most intact in Hawthorn, and is a fine example at the Metropolitan level. Similar wide verandahed designs are found in the suburbs which developed in the 1920s including Camberwell, Eaglemont and parts of Kew. The large example on the corner of The Eyrie and The Righi, in Eaglemont is a fine comparative example which shows a similar interaction with the landscape and like this one a carefully executed matching front fence. This example is much more elegantly styled however and relies on well proportioned simplicity to achieve its effect. Remarkably intact externally.

Significance

Metropolitan

1. Architecturally significant as one of the finest Californian Bungalows in Hawthorn, a building type extensively used in the period between the wars. An excellent example at the metropolitan level and substantially intact.

¹. MMBW House Service Cover No. 135014 (1924-87).



77 St. Helens Road

77 St Helens Rd. 4/51
Melbourne and Metropolitan Board of Works.

Plan No. 1534

Detail Plan No. 1534

Drainage Plan No. 135014

8.10.25

1/3/30

PLAN OF DRAINAGE

FOR

M. G. Lawford (owner)

M. H. J. Hince, 305 Pigdon St. N. Carlton (Agent)

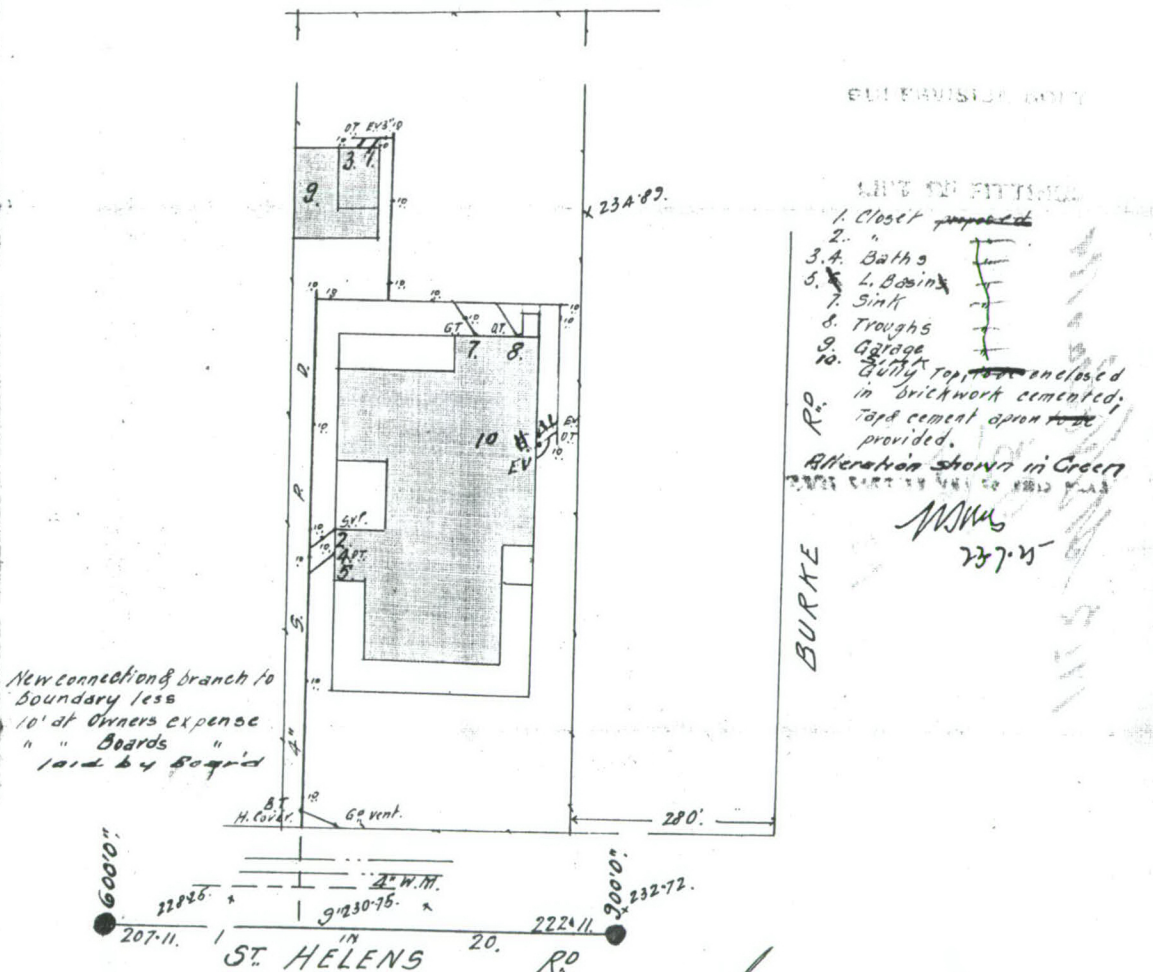
MUNICIPALITY: Hawthorn

REFERENCE:

- | | | |
|--------------------------------|----------------------------------|--------------------------------|
| B.T. Boundary Trap | R.T. Reflux Trap | E.V. Eject Vent |
| D.T. Disconnector Trap | S.T. Silt Trap | I.V. Insect Vent |
| G.T. Gully Trap | C.I.P. Cast Iron Pipe | S.I.V.P. Soil Insect Vent Pipe |
| 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. Stoweware Pipe Drain | V.P. Ventilating Pipe |
| G.S.T. Gully Silt Trap | I.C. Inspection Chamber | M.P. Mica Flap |
| S.V. Stop Valve | I.O. Inspection Opening | T.I.T. Triple Interceptor Trap |

Scale - 40 feet to 1 inch

(See By-Law No 19)



LIST OF FITTINGS

1. Closet ~~proposed~~
2. "
3. A. Baths
5. L. Basin
7. Sink
8. Troughs
9. Garage
10. Gully trap enclosed in brickwork cemented; top cement open top provided.

Alteration shown in Green

M.H.J. Hince
 237-11

New connection & branch to boundary less 10' at owners expense
 " " Boards " laid by Board

Examined

A. K.

[Handwritten Signature]

Engineer

Melbourne

6/2/24

Work carried out Dec. 1927 - 1st floor lavatory.