

## PLACE IDENTIFICATION FORM

## ADDRESS

20 Shakespeare Grove

## TYPE

- ☒ Single Residence      ☐ Multiple Unit Res.  
☐ Shop      ☐ Outbuildings  
☐ Office      ☐ Industrial Building  
☐ Landscape feature      ☐ Public building  
☐ View      ☐ Other

## TITLE

"Avon Court"

## EXISTING DESIGNATION

HBR [ ] GBR [ ] AHC [ ] NT [ ] VAS [ ]

## STREETSCAPE LEVEL

1 [X]      2 [ ]      3 [ ]  
 SIGNIFICANT [ ] SIGNIFICANT [X]  
 STREET TREES      KERB & GUTTERS

## GRADING

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

## RECOMMENDED FOR

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

SURVEY DATE Nov. 91.

NEG FILE 41-08.

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 1877-1878

Architect Couch and Wilson

Builder

Elements



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

## NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY      Good [ ]  
                  Fair [ ]  
                  Poor [ ]  
                  NOT VISIBLE

CONDITION      Good [ ]  
                  Fair [ ]  
                  Poor [ ]  
                  NOT VISIBLE

## CROSS REFERENCED INFORMATION

Associated significant garden [X]

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

\* Site inspection required.

## 20 SHAKESPEARE GROVE

### "AVON COURT"

#### History

In the 1877-78 Hawthorn rate book, Ebenezer Farie Macgeorge, gentleman, was listed as the owner of a pair of houses, each with an NAV of 125 pounds. Macgeorge occupied one house and the other was occupied by James Smith,<sup>22</sup> who then moved to Kinkora Road.<sup>23</sup> The NAV of the house occupied by Macgeorge increased to 150 pounds in 1878.<sup>24</sup> Macgeorge also acquired land behind in Coppin Grove and in the 1870s the pair of houses were listed in that street in the Hawthorn rate books. By 1884 both houses were tenanted and Macgeorge's address was given in Europe.<sup>25</sup>

In February 1885, Macgeorge's "Avon Court" was offered for sale, described as,

"a magnificent 2 storey residence on 2 acres of land, with frontages to Shakespeare Grove and Coppin Grove, St. James Park, Hawthorn".<sup>26</sup>

The new owner, Robert Lewis, a solicitor of Chancery Lane had "Avon Court" altered by the well-known architect, Thomas James Crouch. A tender notice in the *ABCN* of 19 November 1887 called for the letting of tenders by T.F. Crouch for "extensive alterations and repairs to Avon Court, Shakespeare Grove, Hawthorn", for R.E. Lewis. The architectural firm of Crouch and Wilson was responsible for the design of a number of important ecclesiastical and domestic buildings in Hawthorn and throughout Melbourne's metropolis.<sup>27</sup>

In the early 1920s, "Avon Court" was converted into eight flats and became the property of Joseph Carson. It lost its back garden to a new building in Coppin Grove. However, there is still a large garden area. Recent owners have removed the unsympathetic 1930s alterations and have restored the facade as well as adding a new cast iron fence.<sup>28</sup>

#### Description and Assessment

This property is only distantly visible from the street and is concealed by the garden. On-site inspection required to give a proper description and assessment. Given the known conversion to flats previously, the extent of conjectural reconstruction which might exist should be carefully documented and will affect the grading of the building. It is amongst the largest allotments at St. James Park Estate.

---

<sup>22</sup>. Hawthorn RB 1877-78 Nos. 49, 50.

<sup>23</sup>. Gwen McWilliam, "Burwood Park", 1988, p.127.

<sup>24</sup>. Hawthorn RB 1878-79 Nos. 50, 51.

<sup>25</sup>. McWilliam, op. cit.

<sup>26</sup>. *Argus* 21 Feb. 1885 (p.14)

<sup>27</sup>. Miles Lewis, "Australian Architectural Index".

<sup>28</sup>. McWilliam, op. cit.

20 Shakespeare Grove continued

Significance	Provisional	State
1.	Likely to be architecturally significant as a major work from the firm of Crouch and Wilson.	
2.	Historically significant as an example of the mansions built in the newly subdivided garden suburb in the 1870s.	



## PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 20 Shakespeare Grove  
Hawthorn.

## TYPE

☐ Cottage Garden ☐ Suburban Garden  
☐ Terrace House Garden ☐ View  
☐ Villa Garden ☐ Landmark  
☒ City Mansion Garden ☐ Other

TITLE "Avon Court"

EXISTING DESIGNATION HBR ☐ AHC ☐ NT ☐ SIGN. T. ☐ VGS ☐

STREETSCAPE LEVEL 1 ☒ 2 ☐ 3 ☐

GRADING A ☐ B ☐ C ☒ D ☐ E ☐

RECOMMENDED FOR HBR ☐ AHC ☐ SIGNIFICANT TREE REG. ☐ PSP ☒  
 CULTURAL LANDSCAPE ☐ URBAN CONSERVATION AREA ☒

SURVEY DATE 12.12.91

NEG FILE EA 2/23A-24

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

## DETAILS

Date 1877-1878

Designer

Layout/Structures -

*see attached.*



## NOTABLE FEATURES/SIGNIFICANCE

Further investigation required.

INTEGRITY Good ☐ CONDITION Good ☐  
 Fair ☒ Fair ☒  
 Poor ☐ Poor ☐

## ALTERATIONS

## CROSS REFERENCED INFORMATION

Associated Structures ☒

As the gardens were only surveyed from the front footpath, all assessments are incomplete and hence provisional. The scope of the study did not permit garden access which would be a pre-requisite for a more complete assessment.

### Layout/Structures

1901 MMBW Plan No. 1090 shows a substantial property with the main entrance off Shakespeare Grove and a service driveway off Coppin Grove. The front driveway is divided around a heart-shaped lawn, then rejoined at front steps. A statue and lamp are marked at the apex of the lawn. A service driveway on the southern side of the property joins the other driveway coming in from Coppin Grove at the rear of the house. The paths are shown as asphalt. A fernery and other statues are located at the rear of the house. The original layout at the front of the house is still intact although the driveways are now concreted. A pair of Cupressus sempervirens stand either side of the lamp (possibly original) at the apex of the lawn. Ornamental urn behind. Several large Magnolia grandiflora are at front, but most of the plantings are new, as are fence and gates.