

PLACE IDENTIFICATION FORM

ADDRESS

16 Yarra Street

TYPE

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

TITLE

"Zetland"

EXISTING DESIGNATION

HBR GBR AHC NT VAS

STREETSCAPE LEVEL

1 2 3
 SIGNIFICANT SIGNIFICANT
 STREET TREES KERB & GUTTERS

GRADING

A B C D E
 KEYNOTE BUILDING

RECOMMENDED FOR

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

SURVEY DATE Nov. 91.

NEG FILE 43.02

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 1873-1874

Architect
Builder
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good Fair Poor
 CONDITION Good Fair Poor

CROSS REFERENCED INFORMATION

Associated significant garden

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

* Concealed by garden. On site inspection required.

16 YARRA STREET

"ZETLAND"

History

The following research by Carlotta Kellaway is taken from the National Trust file 2396.

According to the Borough of Hawthorn rate books Charles Black's house, later known as "Zetland", 16 Yarra Street, Hawthorn was built between 1873 and 1874. It was valued at 25 pounds¹² and the following year as one valued at 60 pounds.¹³ It is located in St. James Park in a subdivision of J.F. Palmer's "Burwood" made in 1871 by George Coppin.¹⁴

From 1876 until the turn of the century "Zetland" was owned by the Robertson family. In 1876/77 John Robertson, accountant, is listed as owner/occupier of a house in Yarra Street valued at 65 pounds.¹⁵ By the late 1880s the building is owned/occupied by John Robertson, tailor, and described as a brick house of twelve rooms in Yarra Street NAV 95 pounds.¹⁶ John Robertson, merchant, is owner/occupier in 1889/90, when No. 16 is described as a brick house of eight rooms.¹⁷ By 1891/92 John Robertson, tailor, is owner/occupier of a brick house of ten rooms in Yarra Street w. side NAV 96 pounds.¹⁸ By the late 1890s the building is identified as "Zetland" at 16 Yarra Street, is listed still as a brick house of ten rooms, owned by John Robertson, tailor, and occupied by John W. Robertson, barrister, NAV 66 pounds.¹⁹

An MMBW plan dated 1901, when "Zetland" is owned still by the Robertson family, shows the 1870s building facing Yarra Street with its front verandah and steps leading to an asphalt path with garden on each side. At the rear of the building there is a pitched area with a manure pit and large stables near the back right-of-way.²⁰

-
12. Borough of Hawthorn RB 1873 No. 27.
 13. Ibid. 1874 No. 28.
 14. See FN 1012 and 1015.
 15. Borough of Hawthorn RB 1876/77 No. 64.
 16. Town of Hawthorn RB 1887/88 No. 53.
 17. Ibid 1889/90 No. 1026.
 18. Ibid. 1891/92 Yarra Ward No. 778.
 19. City of Hawthorn RB 1899/1900, Yarra Ward No. 795.
 20. MMBW plan Hawthorn and Richmond, 1901.

PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 16 Yarra Street
Hawthorn.

TYPE

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

TITLE

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 EA3/16

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 1873-74

Designer

Layout/Structures

1901 MMBW Plan No. 1090 shows a formal symmetrical layout with path leading from front gate to front entrance, branching to either side of house. Original layout still evident. Gate, fence, ornamental urns on steps all original. New plantings.

NOTABLE FEATURES/SIGNIFICANCE

Further investigation required.

INTEGRITY Good
 Fair
 Poor

CONDITION Good
 Fair
 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.

16 Yarra Street continued

A change in ownership is recorded in the Hawthorn rate books in 1914/15 when Mary Dowling is owner/occupier of 16 Yarra Street, a brick house of ten rooms NAV 66 pounds.²¹ In 1929/30 Edward Pincott, tallow broker, becomes owner/occupier.²² The owner by the early 1930s is Dr. Bryan O'Day.²³

Current owners (1979) are H.G. and R. Custodians P/L of 16 Yarra Street, Nominee - David M. Geer.²⁴

List of Owners/Occupiers 1873-1979

1873	Charles Black (O/O) H. Yarra Street W. side
1876	John Robertson, accountant (O/O)
1880s	John Robertson, tailor (O/O) B.H. 12 R.
1890s	John Robertson tailor (O))
	John W. Robertson,) B.H. 10 R.
	barrister (occ)) "Zetland", 16 Yarra St.
1914/15	Mary Dowling (O/O) B.H. 10 R. 16 Yarra Street
1929/30	E. Pincott, tallow broker (O/O) B.H. 10 R. 16 Yarra St.
1930s	Dr. B. O'Day (O/O) B.H. 10 R. 16 Yarra St.

Current Owners (1979)

H.G. and R. Custodians P/L 16 Yarra Street
Nominee - David M. Geer²⁵

Description and Assessment

Site inspection required, house concealed by garden. What is apparent is a single storey garden villa or mansion of considerable quality. The original fence is superbly constructed in bluestone and metal.

Significance

Provisional

Metropolitan

1. Potentially architecturally significant as a fine garden villa from the early development period of the St. James Park Estate.

21. City of Hawthorn RB 1914/15, Yarra Ward No. 928.

22. Ibid. 1929/30, Yarra Ward No. 910.

23. See file.

24. Hawthorn Valuer's records.

25. Hawthorn rate books, Yarra Ward & Hawthorn Valuers' records.