

## PLACE IDENTIFICATION FORM

## ADDRESS

462 Glenferrie Road

## TYPE

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

## TITLE

## 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 68.07

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

Architect

Builder

Elements



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

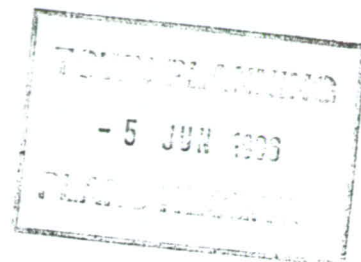
## NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY      Good ☒  
                  Fair ☐  
                  Poor ☐

CONDITION      Good ☒  
                  Fair ☐  
                  Poor ☐

## CROSS REFERENCED INFORMATION

Associated significant garden ☐



## **INTER-WAR HOUSE**

**462 Glenferrie Road  
Hawthorn**

**Report prepared by:  
Dr Carlotta Kellaway  
Research Historian**

**May 1996**

## *The Site*

The site of 462 Glenferrie Road on the east side of Glenferrie Road between Wellesley and Gardiner Roads, opposite Scotch College, remained undeveloped until the First World War years. A pre-World War I Melbourne and Metropolitan Board of Works drainage plan shows only tracks on the block, bounded on its east side by Berkeley Road. There are only two small houses in the vicinity, on the block to the north, up to Callantina Road, and the present Scotch College site is occupied by the early residence Hawthorn Glen.<sup>1</sup>

This area of Hawthorn gradually developed, particularly during the inter-war period. It became a prestigious residential section of Glenferrie Road with substantial brick buildings constructed mainly in the 1920s and 1930s, including two flats buildings. This development illustrates the inter-war prosperity of parts of Hawthorn.

## *History of 462 Glenferrie Road*

An eight-roomed brick house was rated on the site of 462 Glenferrie Road for the first time in the 1928-29 Power Ward records. It was owned and occupied by John Marmaduke Ashworth, civil servant.<sup>2</sup> On the eve of the Great Depression, the house had the substantial NAV of 180 pounds.<sup>3</sup>

Ashworth's house stood next to a five-roomed brick house owned by Ernest Dixon and occupied by Ernest Wood, civil servant, with the much lesser valuation of 90 pounds.<sup>4</sup> This was the site later of a block of flats. On the other side of Ashworth was the brick All Saints Church and Hall,<sup>5</sup> built c1916.<sup>6</sup>

The valuation of Ashworth's residence declined slightly during the 1930s depression years. In 1929-30, its valuation was down to 170 pounds<sup>7</sup> and in 1930-31 to 155 pounds.<sup>8</sup> By 1932-33, it was listed in the rate records as 437 Glenferrie Road and had an NAV of 145 pounds.<sup>9</sup> By the late 1930s, Ashworth's address was given in Sands and McDougall **Victorian Directories** as 453 Glenferrie Road.

The Ashworth family continued to be associated with the property at least until the late 1950s.<sup>10</sup>

<sup>1</sup> MMBW Drainage Plan. Hawthorn No. 56.

<sup>2</sup> City of Hawthorn RB 1928-29. Power Ward No. 3248.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid. No. 3247.

<sup>5</sup> Ibid. No. 3249.

<sup>6</sup> Hawthorn Heritage Study, Meredith Gould, 1992.

<sup>7</sup> City of Hawthorn RB 1929-30. Power Ward No. 3248.

<sup>8</sup> Ibid 1930-31. No. 3251.

<sup>9</sup> Ibid 1932-33. No. 3251.

<sup>10</sup> Sands & McDougall Victorian Directories.

## *Alterations and Additions*

Rate book and directory evidence confirms that alterations and additions were made to the property in the 1940s when it was converted into two flats. J.M. Ashworth, who had retired by this time, lived in Flat 1, seven rooms with an NAV of 90 pounds. Frederick Raymond Gamble, manufacturer, lived in Flat 2 of five rooms, also with a valuation of 90 pounds. Evelyn M. Ashworth was rated as the owner of 453 Glenferrie Road.<sup>11</sup> During these years and later, the Ashworth property was listed in the Victorian Directories as Penrith Flats. Ashworth still occupied Flat 1 in the late 1940s, while T.A. Pettigrew, Manager, occupied Flat 2.<sup>12</sup>

By the 1960s, the Ashworth property had changed its numbering to the present 462 Glenferrie Road.<sup>13</sup>

City of Boroondara Building Department records describe the property now as a 10-roomed house. Additions and alterations are listed as a sleepout in 1945; alterations to the dwelling and construction of brick front fencing in 1976 at a cost of \$10,000; a carport in 1977; a swimming pool in 1982; and more alterations in 1990.<sup>14</sup>

## *Architect/Builder*

Despite a search of the **Australian Architectural Index** and files of the **Hawthorn Standard** and **Argus**, held at the State Library of Victoria, no information has been found concerning a possible builder or designer of the brick residence at 462 Glenferrie Road. A search of MMBW Drainage Plans also proved unfruitful, although a 1934 drainage plan was found for the flats at 468 Glenferrie Road, with the name of a possible designer and/or builder, during the 1992 **Hawthorn Heritage Study**.

## *Heritage Value*

No. 462 Glenferrie Road was identified in the recent **Hawthorn Heritage Study** as one of a group of properties, mainly dating from the inter-war period, with local significance as illustrations of the prestigious nature of development in this section of Glenferrie Road opposite Scotch College. Other members of the group included the Kennon Memorial Hall at 464 Glenferrie Road, associated with the adjacent All Saints Church, described as in good condition and of good integrity, with an original landscape layout. All Saints Church at No. 466, comprised a c1916 church, hall and landscaped grounds. The 1934 Wellesley Flats, on the corner of Wellesley road, was described as significant as "one of a group of flats buildings constructed as investments near Scotch College in a prestigious section of Glenferrie Road". The

<sup>11</sup> City of Hawthorn RB 1941-42. Power Ward Nos. 3257, 3258.

<sup>12</sup> Ibid. 1948-49. Nos. 3257, 3258.

<sup>13</sup> Sands and McDougall, Victorian Directories.

<sup>14</sup> City of Boroondara. Building Department records.

Study found that these flats "illustrate the early years of high quality flat construction which continued up to World War 2".<sup>15</sup>

No. 462 was described as an example of inter-war housing in good condition and of good integrity.

### *Statement of Significance*

The ten-roomed late 1920s brick residence at 462 Glenferrie Road, owned and occupied by the Ashworth family over a long period, has local significance as one of a group of mainly inter-war properties, all in good condition and of good integrity, constructed in this prestigious section of Glenferrie Road opposite Scotch College. The group illustrates Hawthorn's prosperity during the inter-war years.

### *Recommendation*

That any future work on this property should be of a sympathetic nature, compatible with the heritage value of No. 462 as part of a group of mainly inter-war buildings in the vicinity of Scotch College, and as a component of a significant streetscape in one of Hawthorn's most prestigious residential areas.

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<sup>15</sup> Hawthorn Heritage Study, 1992.

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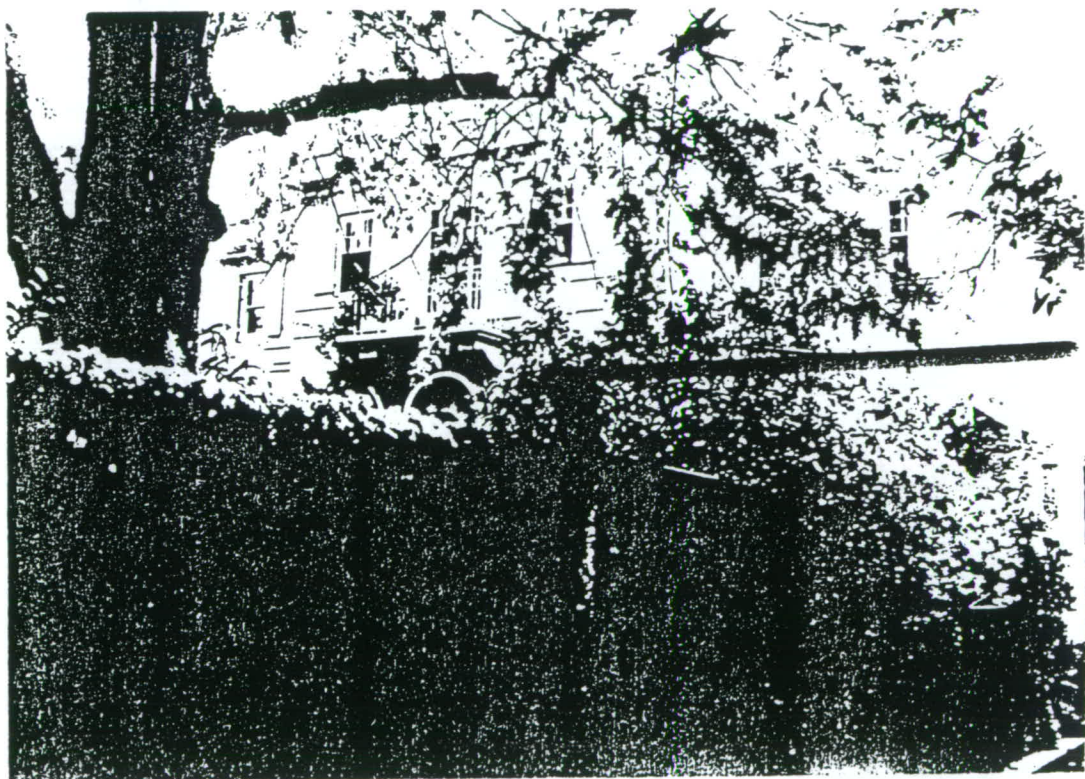
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☐ Mansions  
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# RATE BOOK SEARCH

462 Glenferrie Road  
Hawthorn

Date & Entry No.	Owner	Occupier	Description	NAV
City of	Hawthorn RBS	(Power Ward)		
1929-30	Grandier Rd.	Glenferrie Rd.	E Side	
No. 3247	Ernest Dixon	E. Wood.	House 5 B	£105
3248	John Ashworth, C.S.	OTO	House 8 B	£120
3249	Trustees All Saints		Hall	No rate
3250			Lot 21. Land.	
1928-29				
No. 3247	Ern. Dixon	E. Wood, C.S.	B 5. No. 435	£90
3248	John M. Ashworth, C.S.	OTO	B 8	£180
		(rating year ended 29 Oct. 1929) First rating of No. 462.		
1927-28				
No. 3238	Ern. Dixon	E. Wood.	B 5 No. 435	£85
3239	Charles Capell		Lot 25 67 x 150	£24
1926-27				
No. 3247	E. Dixon	E.H. Marshall Wood, C.S.	B 5. No 435	£85
3248	Clara Capell, 30 Lillawarra Rd		Lot 25 67 x 150	£24
3249	Trustees All Saints Church		Hall	£68
3250	Fowler		Lot 21.	£27
3243-	Hawthorn City		lots 41, 42, 43	
3246.	Council			

(i.e. No. 462 (prev. No. 437 + later 453)

first rated 1928-1929. John M. Ashworth,  
Civil servant of. Brick house. 8 rooms. £180 NAV.

1930-31. J.M. Ashworth. B 8 £155.

1932-33 " " £145

1941-42. E. Ashworth (o). J M Ashworth (OT). Flat 1. B 7. £90 }  
" (o) F.R. Grumble (OT) Flat 2. B 5 £90 }

1948-49. E. Ashworth (o). J M Ashworth (o) Flat 1. B 7 £90 }  
" (o) T A Peatgreen (OT) Flat 2. B 5 £90 }

(i.e. increased in  
size by  
1940s)

# RATE BOOK SEARCH

462 Glenferrie Rd  
Hawthorn.

Date & Entry No.	Owner	Occupier	Description	NAV
	City of Hawthorn RBS	(Power Ward)		
	(No RBS -	1933 - 1940.	held at Hawthorn Library)	
1932-33	Glenferrie Rd. west side.			
	School.		Scotch College.	
		East side.		
No. 3249.	Hawthorn City Council			
3250	Ernest E.	Margaret L.	B 5	£ 82
	Dixon, Valentine	Buckland	No. 435	
	Malvera.			
* 3251	John M.	ofc.	B 8	£ 145
	Ashworth Civil		No. 437	
	Servant			
4012-4019	Annie Ch Horsfield 2 51 Ivory Rd. Toorak	Various occupiers.	Wellesley. 8 flats. (all B4). Glenferrie/ Wellesley Road.	£ 19521. (price of flats?)
1931-32				
No. 3250	Ernest Dixon	Ernest H Wood	B 5. No 435	£ 90
* 3251	John Ashworth	ofc	B 8	£ 145
	Civil Servant			
3252	Trustees, All Saints Church.		Ital.	No rate
3253			Lot 21	£ 36
1930-31				
No. 3250	E. Dixon	E. Wood	B 5.	£ 96
* 3251	John Ashworth	ofc	B 8	£ 155
	C. S.			

# RATE BOOK SEARCH

462 Glenferrie Road  
Hawthorn.

Date & Entry No.	Owner	Occupier	Description	NAV
	City of Hawthorn RBS (Power Ward)			
<u>1948-49</u>	<u>Glenferrie Road East Side</u>			
	<u>Creek</u>			
No. 3255	Hawthorn CC		Reserve	N/E
	<u>Grandiner Road</u>			
No. 3256	Florence Emma	810	No 457	
	Sandford		B 5	£75
* 3257	Evelyn M	J M Ashworth	Flat 1 B 7	£90
	Ashworth	Civil Engineer		
3258	"	Thomas Aird	Flat 2, B 5	£90
		Pettigrew,		
		Manager,		
3259	Trustees.		B church + Hall	No rate
3260	All Saints Church.			
<u>1941-42</u>	<u>Glenferrie Rd East Side.</u>			
	<u>Grandiner Road</u>			
No. 3256	Florence Emma	810	B 5 No. 457	£75
	Sandford			
* 3257	Evelyn M. Ashworth	John Marmaduke Ashworth, Retired	Flat 1 B 7	£90
			No. 453	
3258	"	Frederick Raymond Gemble, maruf.	Flat 2 B 5	£90
3259	Trustees All Saints Church		Church - B. 1 hall.	No rating
	<u>Wellesley Road</u>			

Sands & McDougall Directories (Melbourne & Victoria)

1973. 468 Glenferrie Road. Wellesley Flats.

Church of England

Kennon Memorial Hall

462 Glenferrie Road. Penrith Flats.

KJ Boucher

460 Flats.

1968 462 Glenferrie Road. Penrith Flats.

1957 Wellesley Road

443 Glenferrie Road. Wellesley Flats

Church of England

Kennon Memorial Hall

Kooyong Kindergarten

453 Glenferrie Road. Penrith Flats

John M Ashworth.

1953

453 Glenferrie Road. Penrith Flats

John M. Ashworth.

1950. Ditto.

1948-49 Ditto.

1942 Ditto.

1939 John M. Ashworth.

453 Glenferrie Road. (no mention  
of Penrith  
Flats)

1937.

447 Glenferrie Road. Wellesley Flats.

All Saints Church

453 Glenferrie Road. John M. Ashworth

457 Mrs Sandford

Miles Lewis. Australian Architectural Index. (SLV)

Searched under location - Hawthorn - no entry.

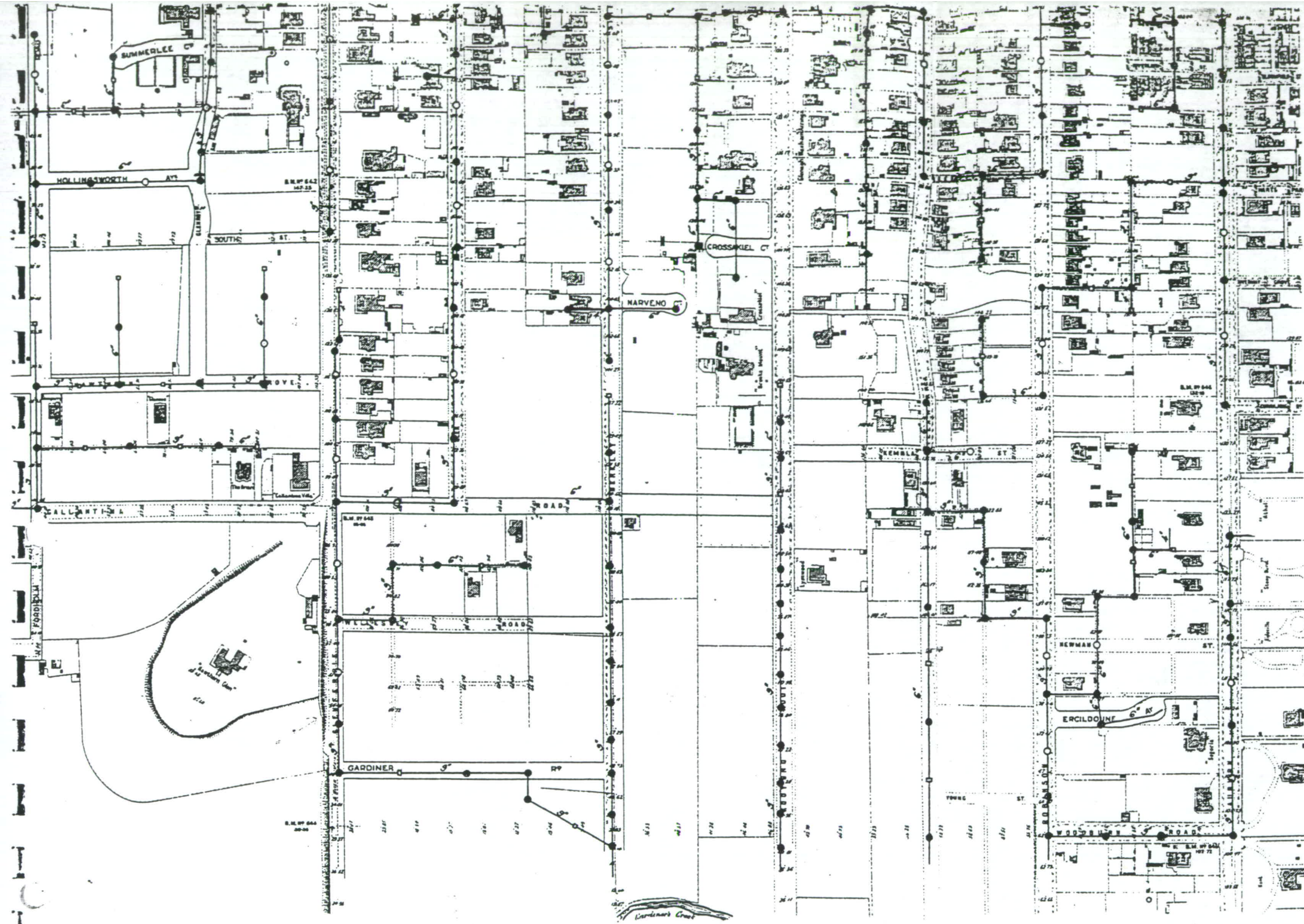
Hawthorn Standard ; Argus. (SLV)

No tender notices found for 462 Glenferrie Road.

Argus searched July - Oct. 1929.

National Trust of Australia (Victoria)

The Trust does not hold a file on the building.



*J. D. G. G. G.*  
Acting Engineer of Sewerage

821.09 GHMM  
1933-

MMBW DRAINAGE PLAN  
HAWTHORN. NO 56.