

PLACE IDENTIFICATION FORM

ADDRESS

15 Launder Street.

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 June 91.

NEG FILE 03.15, 19.

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 c1886

Architect

Builder Watkin Williams

Elements



- ☒ Contributing garden ☒ Original or early hard landscape layout
☐ Landmark tree ☒ Original or early fence (part)

NOTABLE FEATURES/SIGNIFICANCE

See Butler, Upper Hawthorn Study

See attached

INTEGRITY Good [☒]
 Fair []
 Poor []

CONDITION Good [☒]
 Fair []
 Poor []

CROSS REFERENCED INFORMATION

Associated significant garden [☒]

15 LAUNDER STREET

Significance

This polychrome brick villa constructed c1886 has historical significance as the best of a speculative row of villas by a local builder, Watkin Williams. After operating as a builder in Camberwell Road in the 1870s, Williams built several brick houses in Manningtree Road before building probably all the brick houses in Launder Street. No. 15 illustrates the effect of the colony-wide 1880s land and building boom on suburban Hawthorn and was, for a brief period, the home of a Hawthorn mayor.

LOCATION: HOUSE,
15 LAUNDER STREET
MMPS ZONE: Residential C
BUILT: c1886

HISTORY - Watkin Williams (sometimes reversed), a local builder in Camberwell Road since the 1870s, built several brick houses in Manningtree Road before building probably all the brick houses in Launder Street,¹ including number 15 in 1886. It was probably occupied first by contractor Thomas Mattinson,² and afterwards frequently changing residents - Mrs. Catherine Cook (1895) and Andrew Roche (1897) later Mayor of Hawthorn (1910) and others.¹

The Launder Street area was prepared for subdivision during the mid 1870s after George Launder, builder of the first Camberwell Shire Hall and the extensions to the first Hawthorn Town Hall became insolvent in 1872.³ The allotments were slow to sell until the development following the opening of the new Glenferrie Station. Building was encouraged by the later subdivision of the prestigious Hepburn Hill Estate on the hill.

DESCRIPTION - Single storey polychrome (blacks, reds, and cream) brick Italianate villa with a slated hipped roof; an elevated verandah; cast iron posts, balustrade and friezes; a spade head picket fence and capped gate posts. Early details such as the screen door and particularly the garden path layout and terracotta edging are valuable.⁴

INTEGRITY - Contrasting brick bands and quoins painted; wire-fabric gate replaced picket.

STREETSCAPE - One of three similarly sited and styled houses, matching a contemporary fourth at the corner.

SIGNIFICANCE - Architecturally, a well preserved example of a common type with valuable original garden and fence details : of local importance.

Historically, the best of a speculative row of villas by a local builder, carried out during the colony-wide land boom and for a brief period home of a Hawthorn mayor : of local importance.

ENHANCEMENT - Remove paint from bricks; replace wire gate with matching picket; record garden details including stair for restoration data.



REFERENCES: (Abbreviations Key: Appendix 5)

1. HBI
2. D 1888;
RB 1887 4144
3. H.P, p.110
4. BW 1501
(1903)

PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 15 Launder 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 15.12.91

NEG FILE EA2/13A,

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

Designer

Layout/Structures

Original layout but paths now concreted. Terracotta border tiling - reproduction. Gate posts original with 1920s gate. Partly original fence. Plantings appropriate - begonias, marigolds, ferns, gladioli. Comparison with 1903 MMBW Plan layout recommended.

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.





15 Launder Street

PLAN.