PLACE IDENTIFICATION FORM

PLACE IDENTIFI	
ADDRESS 15 Launder Street. TITLE	TYPE [X] Single Residence [] Multiple Unit Res. [] Shop [] Outbuildings [] Office [] Industrial Building [] Landscape feature [] Public building [] View [] Other
EXISTING DESIGNATION	HBR [] GBR [] AHC [] NT [] VAS []
STREETSCAPE LEVEL	1 [] 2 [×] 3 [] SIGNIFICANT [] STREET TREES KERB & GUTTERS
GRADING	A[] B[] C[X] D[] E[] KEYNOTE BUILDING[]
RECOMMENDED FOR	HBR/GBR [] AHC [] URBAN CONSERVATION AREA [X] VAS [] PLANNING SCHEME PROTECTION [X] CULTURAL LANDSCAPE [] OTHER []
SURVEY DATE June 91. NEG FILE 03.15, 19. Title vol. Fol.	
THEME [] Early Settlement [] Mansions [] Victorian Garden	
Suburb [X] Municipal dev. [] 1870s growth [] Garden villas [] Working enclaves [] Commercial Centres [] Edwardian Prosperity [] Interwar Housing [] Flats and Offices	
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[X] Municipal dev. [] 1870s growth [] Garden villas [] Working enclaves [] Commercial Centres [] Edwardian Prosperity [] Interwar Housing [] Flats and Offices CONSTRUCTION DETAILS Date C1006 Architect Builder Watkin Williams	[X] Original or early hard landscape layout [X] Original or early fence (part)
[X] Municipal dev. [] 1870s growth [] Garden villas [] Working enclaves [] Commercial Centres [] Edwardian Prosperity [] Interwar Housing [] Flats and Offices CONSTRUCTION DETAILS Date CIOOG Architect Builder Watkin Williams Elements [X] Contributing garden	[X] Original or early hard landscape layout [X] Original or early fence(part)
[X] Municipal dev. [] 1870s growth [] Garden villas [] Working enclaves [] Commercial Centres [] Edwardian Prosperity [] Interwar Housing [] Flats and Offices CONSTRUCTION DETAILS Date C1006 Architect Builder Watkin Williams Elements [X] Contributing garden [] Landmark tree NOTABLE FEATURES/SIGNIFICANCE See Butter, Upper Hawtton	[X] Original or early hard landscape layout [X] Original or early fence(part)

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

Associated significant garden [X]

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 colonywide 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, including number 15 in 1886. It was probably occupied first by contractor Thomas Mattinson, and afterwards frequently changing residents - Mrs. Catherine Cook (1895) and Andrew Roche (1897) later Mayor of Hawthorn (1910) and others.

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. 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 Fill Estate on the hill.

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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.

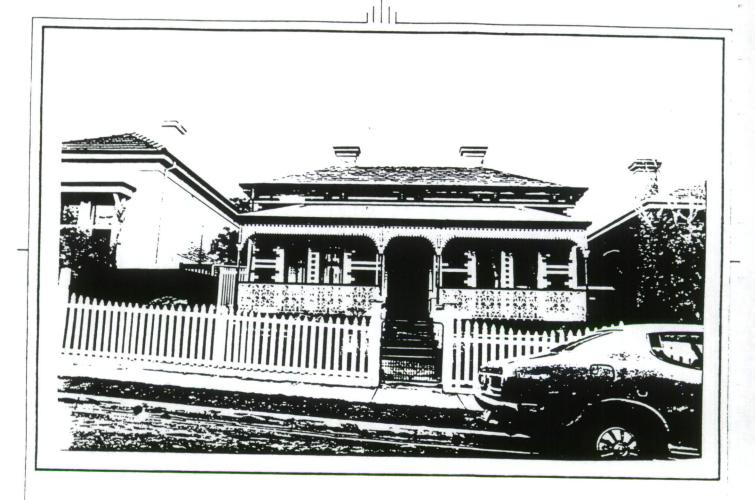
INTEGRITY - Contrasting brick bands and quoins painted; wire-fabric gate
replaced picket.

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 Stree Hawthorn	t	[] Terrace [X] Villa Ga	House Garden	[] Suburban ([] View [] Landmark [] Other	Garden
EXISTING DES		HBR []	AHC []	NT [] 3	SIGN. T. []	VGS [
GRADING	FOR	A []			D[X]	E[]
RECOMMENDED	FUR	HBR [] CULTURAL L			TREE REG. []	

SURVEY DATE 15.12.91 NEG FILE EA2/13A, Title

Fol.

THEME

Mansions
Victorian Garden
Suburb
Municipal dev.
1870s growth
Garden villas
Working enclaves
Commercial Centres
Edwardian Prosperity
Interwar Housing
Flats and Offices

[] Early Settlement

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

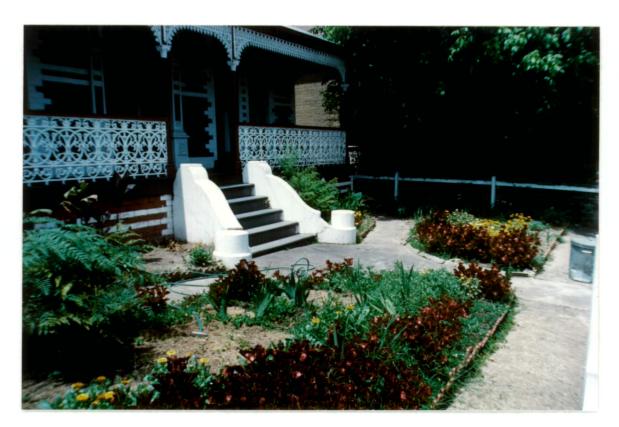
Further investigation required.

INTEGRITY	Good	[]	CONDITION	Good	[]
	Fair	[X]		Fair	[X]
	Poor	[]		Poor	[]

ALTERATIONS

CROSS REFERENCED INFORMATION Associated Structures $[\times]$

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