

consistent building types, (Kinkora Road, Mary Street and Hawthorn Grove each being slightly different) and a consistent and dominant framework of gardens. The buildings respect their neighbours and make a public contribution to each other through their public facades and gardens. The Hawthorn Grove area is amongst the best Victorian period, garden suburbs in Melbourne, and the trendsetter for the extensive garden suburbs to follow in Hawthorn. Of metropolitan significance.

Common characteristics

- detached single residences in a garden setting
- large front setbacks, slightly greater than minimum side setbacks
- few driveways (entrance generally from rear lanes), concealed garages
- large allotments of even size
- fences 1.2m - 1.4m high and visually permeable
- single storey or double storey buildings
- prominent wall surfaces, Hawthorn brick generally, sometimes render, rarely red brick and render
- strong roof shapes with eaves - generally few parapets. Slate generally
- simple and complex plan forms
- verandah to a prominent part of the principal elevation
- timber windows

4.2.3 Harcourt Street/Rathmines Village (Existing U.C.A.) Representative of the Growth of Hawthorn as a garden suburb 1856-1900, particularly, mansion houses and Middle Class villas in a garden setting.

Recognising the prime hill top location and the genteel reputation Hawthorn had acquired, the Harcourt Street area was amongst the first land to be redivided after the Government block land sales. The enormous block sizes and the desirable location were the key features in what was in effect a speculative mansion house development, promoted by the Beswicke family. Harcourt Street quickly became a fashionable address. Development in Auburn Road and Lyndhurst Crs. capitalized on the existing image to consolidate this region as a highly desirable Victorian period suburb for the wealthy. In contrast, the adjoining Rathmines Village area to the south, developed on the back of the mansion houses with small servicing quarters (Rathmines Grove) and more modest but respectable housing for the middle class. The Rathmines Village Urban Conservation Area is of metropolitan significance for the mansion house precinct in Harcourt Street. It is of local significance for the illustration of the flow on effect of early mansion house construction on the type of construction in the surrounding area, creating nodes of high status housing on hills, and is typical of the mixed Hawthorn character elsewhere.

Common characteristics

- detached single residences
- a variety of building sizes. Harcourt Street mansions in large gardens/Lyndhurst Crescent and Auburn Road - very large houses in smaller gardens/Ryeburne Ave. - medium size houses in medium size gardens/elsewhere - medium size houses in small gardens.
- front and side setbacks:
Harcourt Street - enormous front setback and generous side setback.

- Lyndhurst Crs. &
Auburn Road - medium front setback and side setback.
- Ryeburne Ave. - medium front setback and to one side small side setback on other sides.
- Elsewhere small front setback, small side setback.
- driveway entrance of single car width to one side, leading to rear car accommodation for Harcourt, Lyndhurst, Auburn and Ryeburne Ave. Elsewhere no driveway, generally lane access.
- Allotments.
 - Harcourt Street - very large and even.
 - Lyndhurst Ave) - large and even.
 - Auburn Road)
 - Ryeburne Ave. - moderate and even.
 - Elsewhere - small and variable.
- fences 1.2m - 1.4m, visually permeable.
- storeys
 - Harcourt Street and Lyndhurst Avenues two storey generally.
 - Elsewhere generally single storey and occasionally two storey.
- Roof. Roof shapes secondary to walls generally. Parapets occasionally.
- Plan form. Complex in Harcourt Street, Auburn Road and Ryeburne Avenue, simpler elsewhere.
- Verandahs A constant feature.
- Walls Commonly render, face brick sometimes weatherboard in Ryeburne Ave., Rathmines Road and adjoining streets.

4.2.4 St. James Park Estate. (Existing U.C.A.)
Representative of the Growth of Hawthorn as a Victorian Garden Suburb
1856-1900 particularly mansion houses.

As Melbourne developed apace following the gold rush, the inner areas became choked with industry and grew unhealthy from the crude sewerage disposal methods. Hawthorn missed this early uncontrolled development because of the separation imposed by the Yarra River. When the new wealthy looked for desirable accommodation, Hawthorn was well placed being close to the City, upstream of many of the noxious river industries and having an attractive landform. The subdivision of St. James Park at Hawthorn's closest city boundary and adjoining the bridge, provided an ideal, exclusive housing area. Mansion houses in elaborate large gardens were quickly erected, consolidating Hawthorn's image as a highly desirable residential location.

St. James Park Urban Conservation area is of metropolitan significance for the illustration of high status housing in Melbourne, pushed outside the built up inner zone by the low urban amenity associated with lack of planning and basic services of the new colony. In effect it represents Hawthorn as the first stage in Melbourne's suburban sprawl.