
Rosedale, Fairmount Park



Review of C* Grade Buildings
in the Former City of
Hawthorn

Location

25 Oak Street HAWTHORN, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO468

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

Rosedale, 25 Oak Street, Hawthorn, is of local historical and architectural significance as a fine and externally relatively intact example of a substantial Victorian Italianate villa which displays all of the hallmarks of the popular Hawthorn type including paired canted bays, hipped slate roof, encircling cast iron verandah and rendered facade. Like the nearby 19 Oak Street, *Rosedale* is prominently sited at the crest of the streetscape, a characteristic siting for more substantial houses of the period. The strong aesthetic qualities of *Rosedale* derive

from its well-articulated composition which is enhanced by a prominent cast iron verandah.

Heritage Study/Consultant	Boroondara - Review of C* Grade Buildings in the Former City of Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Hawthorn Heritage Study, Meredith Gould Conservation Architects, 1993; Boroondara - Neighbourhood Character Precinct 24 - Heritage Citations, Context, 2015;
Construction dates	1882,
Other Names	Rosedale, Fairmount Park,
Hermes Number	14572
Property Number	

Physical Description 1

Rosedale, 25 Oak Street, Hawthorn, is a single-storey, double-fronted, brick Victorian villa in the Italianate style. The hipped slate roof has bracketed eaves with a moulded frieze, and the roofscape is penetrated by rendered chimneys with moulded caps, antefixa and vermiculated quoins, which retain an unpainted finish. The house is constructed of Hawthorn brick, which remains unpainted to the side elevations. The front facade is rendered and has been overpainted. The symmetrical facade is divided into three bays with a central entrance flanked by a pair of canted bays. The entrance contains the original panelled timber door with etched ruby glass surrounds with a non-original screen door, while the bays contain timber-framed double-hung sash windows with moulded surrounds. The main facade and return bays to either end are screened by an ogee profile corrugated galvanised steel verandah which is supported by cast iron Corinthian columns with cast iron frieze and brackets. The timber verandah floor has been reconstructed.

Visible external alterations to *Rosedale* appear to be limited to panels of lattice infill to the verandah end and overpainting of the render. Unspecified alterations were approved in 1965 but comparison of aerial photographs of the area with MMBW plans suggests that the footprint of the house remains unaltered.[i] The same sources also suggest that the original stables or a replacement building on the same footprint are located in the rear north-west corner of the property.

The property is fronted by a non-original palisade fence and gates with steel arbour which date from around 1977.[ii] While the front garden has been replanted, an early path layout is evident.[iii]

[i] City of Hawthorn Building Card Index, Permit #5835, dated 24 March 1965. MMBW Detail Plan #1073, dated 1902.

[ii] City of Hawthorn Building Card Index, Permit #13826, dated 13 October 1977.

[iii] As set out in MMBW Detail Plan #1073, dated 1902.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>