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## 20 Rae Street



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

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### Location

20 Rae Street HAWTHORN, Boroondara City

### Municipality

BOROONDARA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO470

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

No 20 Rae Street, Hawthorn, is of local historical and architectural significance. The house is a fine, representative and broadly externally intact example of a substantial and prominent late Federation villa on a large allotment. Historically, it dates from a period in the early twentieth century when subdivision of the large Rae family nineteenth century estate occurred. It also takes advantage of its double allotment, with wings and bays projecting to two elevations. If somewhat conservative for its period, the dwelling nevertheless exemplifies the

major characteristics of the style: the return verandah, turret element at the verandah turn, complex roofscape with dormer balconies and anchoring of the verandah with projecting wings.

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;
Construction dates	1913,
Hermes Number	14574
Property Number	

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## Physical Description 1

The house at 20 Rae Street, Hawthorn, is a substantial, brick, attic-storey late Federation-era villa which is massed and planned around a return verandah flanked by two perpendicular projecting wings, side entrance and corner octagonal tower and turret. The complex gabled roofscape is finished with Marseilles pattern terracotta tile, terracotta ridge cresting, and ball-finials and flares in bellcast form to incorporate the verandah. It also features exposed rafters, two prominent gabled balcony dormers and numerous corbelled red brick chimneys. The gable of a smaller third bay on the east side elevation is finished with half-timbering. Tuckpointed red face brickwork is relieved by sections of roughcast render to gable ends and dormer walls. The return verandah has bold tapered timber posts with simple arched fretwork bearing on brick piers with brick 'grillework' between and a tessellated tile floor. The fretwork detail is repeated in the attic dormer balconies. Each projecting bay in the principal north and west elevations contains a semi-circular bow window with singular and grouped fenestration elsewhere. Windows contain timber-framed casement sashes with leadlight fanlights. The main entrance, set at the end of the side verandah, appears to have a half-glazed door and surrounds, however the door is obscured by a non-original aluminium screen. The frontage is fenced by a non-original low brick wall and wrought iron gates have been removed since the previous study.[i] With the exception of the replacement of a small section of dormer wall cladding and the screen door, the house appears to be otherwise generally externally intact to its date of construction.

[i] As illustrated in the citation for the place in the *Hawthorn Heritage Study*, Meredith Gould, 1992, np.

*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/>*