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## 45 Chrystobel Crescent



Hawthorn Heritage study  
1992



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### Location

45 Chrystobel Crescent HAWTHORN, BOROONDARA CITY

### Municipality

BOROONDARA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO237

HO152

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

Significance of Individual Property

1. Amongst the early buildings at the Grace Park Estate , which set the garden suburb character of the built form . It vividly describes the well-to-do housing push which consolidated Hawthorn as a garden suburb in the 1880s boom . With its outbuildings, this building is amongst the most intact boom period well-to-do housing in Hawthorn

2. A substantially intact (externally) two storey Italianate villa with unpainted render, and incorporating unusual cast iron and render decoration . An uncommon example of two storey bayed villa design .
3. Possibly a design from the important architect J.A.B . Koch.
4. Historically significant for its association with tenancy of artist Charles Blackman .

#### HO152 Grace Park and Hawthorn Grove Precincts, Hawthorn

The Grace Park and Hawthorn Grove Precincts, Hawthorn, are of heritage significance for the following reasons:

- The place is a concentrated and relatively intact precinct of generally high quality residential buildings of the later Victorian and Federation periods.
- Hilda Crescent has an unbroken set of highly distinctive Federation house designs, and the mode continues in the adjacent streets.
- The area is characterised by mature gardens and street trees, filtering the light in the more southern streets, south of Kinkora Road, and giving the area a distinctive shaded character.
- The diagonal house compositions and curving streets in the Grace Park Precinct combine to create an informal and picturesque character.
- The northern section - Kinkora Road and Hawthorn Grove - has a large concentration of 1880s housing in tighter patterns that are similarly characteristic of that earlier era, and is relatively intact. These streets were the first typically-scaled suburban development in Hawthorn, in contrast to the St James Park area which began as a mansion group.
- The Barkers Road section is more heterogeneous, but does incorporate several notable Federation and Bungalow designs. Clovelly Court is an impressive apartment group utilising garden villa forms, comparing with both the courtyard flats in the Fairview Park Precinct (HO148) and the more similar Corsewall Close (HO149).
- Located at the southern end of the precinct, the Michael Tuck Stand at the Glenferrie Oval is striking both for the way it draws on its red-brick domestic surroundings as it is for its 1938 modernity.
- The precinct is visually unified by the shared, curving park based around the former Kew Railway line, that runs though the entire precinct from south to north and reads as a reminder of the precinct's early popularity as a commuter suburb.

Heritage Study/Consultant	Boroondara - Hawthorn Heritage study 1992, Meredith Gould, Conservation Architects, 1992;
Architect/Designer	Koch, JAB,
Hermes Number	14861
Property Number	

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## Physical Description 1

A two storey Italianate villa with single principal elevation comprising a prominent bayed projecting wing and two storey cast iron verandah to the remainder of the facade. The roof is of shallow pitch, supported on carefully placed and finely detailed eaves and brackets. At eaves level and first floor level, the rendered wall is

embellished with particularly finely executed decorative string courses. The lower course in Greek maze patterns, and the upper level in panelling-diagonal lattice pattern.

The proportions of the building vary from the standard villa slightly, to give greater emphasis to the ground floor. The cast iron verandah is a standard design on the upper level, but unusual on the ground floor where the brackets are triangular in shape and incorporate flowing sinuous decoration rather than the usual heavy repetitive pattern. The decorated bracketed eaves extend to all the elevations. Elevations below are not visible. The whole walls of the building are unpainted render. !

On the rear laneway are two timber outbuildings, probably a stables and coach house. These are likely to be either original or an early addition to the site. They are visible from Mary Street.

The Grace Park estate was formed from several lots purchased by Michael or Julia Lynch between 1846 and 1847, forming grounds to "Grace Park House", constructed by the Lynch's before 1858.

After Lynch's death in October 1871, Julia Lynch became the owner/occupier of the house and 3 acres. In 1884 the Grace Park Estate was leased to the Grace Park Leasehold Syndicate headed by Henry Byron Moore and was subdivided soon after into the broad serpentine street form of the Grace Park area.

15 Rate Book information supplied by Gwen McWilliam. (Recommended that entry no. should be searched to confirm original owner). Dr. Miles Lewis considers it likely to be a Koch - designed house.

Moore became insolvent in 1891 and there followed a series of convoluted lease arrangement until in 1904 the Settled Lands Act made sales possible. These commenced in 1904. Architect Christopher Cowper bought and developed 33 allotments between 1908 and .. 1912. An architectural competition for new buildings for this elegantly designed suburb, set a standard of high quality homes in up to date designs, on large allotments. The designs in the competition, some of which were built, and those which came later, emphasised the open garden nature of the Estate by constructing houses which addressed at least two sides. Extensive lanes to the rear kept horse/carriage and later car access away from the frontages, and allowed the high amenity of the footpath promenade under tree avenues to dominate. The centrepiece of the Estate was the creation of a Park - "Grace Park" on the lower lying land. Associated facilities for lawn tennis and cricket added status to an already desirable location, well served by train routes.

The curving railway easement to Kew was formed in 1887 but was in use for only a few years. This fortuitously reinforced the garden suburb planning by providing a park spine through the centre of the estate.

Despite the economic conditions of the 1890s several properties were developed. in the twentieth century, the character set by the earlier development was reinforced with Queen Anne and Garden Bungalow designs often by architect/developer Christopher Cowper. By the end of the First World War most land was fully developed and the distinctive character of the Precinct was set.

*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/>*