

TALANA



2019.jpg



Diagram 2382.jpg



Aerial.jpg



4775 Talana Cnr Harcourt and Auburn Road Hawthorn 2nd Residence 1 17



4775 Talana Cnr Harcourt and Auburn Road Hawthorn 2nd Residence 2 17



4775 Talana Cnr Harcourt and Auburn Road Hawthorn Auburn Road Facade 17



4775 Talana Cnr Harcourt and Auburn Road Hawthorn Harcourt Road Facade 1 17



4775 Talana Cnr Harcourt and Auburn Road Hawthorn Harcourt Road Facade 2 17



2019.jpg



2019 sth west corner.jpg



2019 first floor verandah.jpg



2019 north elevation.jpg



2019 eastern elevation.jpg



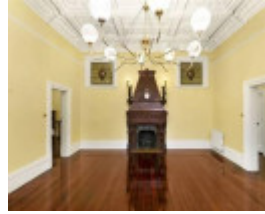
2019 garden facing Auburn Road.jpg



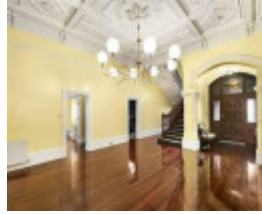
2017 pool.jpg



2017 pavillion.jpg



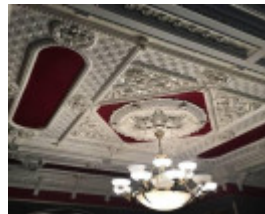
2017 entrance hall fireplace.jpg



2017 entrance hall.jpg



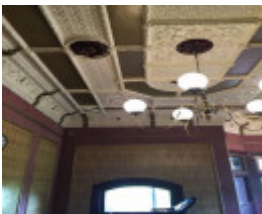
2017 Ground floor south east room.jpg



2019 gr floor sth east room ceiling.jpg



2019 gr floor sth east room .jpg



2019 sth west room.jpg



2019 kitchen.jpg



2019 former pantry.jpg



2017 first floor main bedroom.jpg



2017 first floor bathroom.jpg



1992.jpg



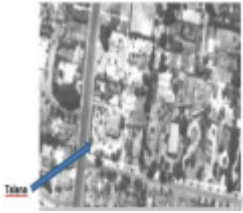
1979.jpg



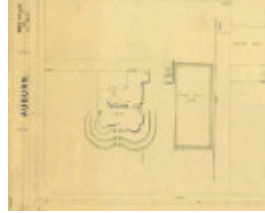
1947.jpg



1946.jpg



1945 aerial.jpg



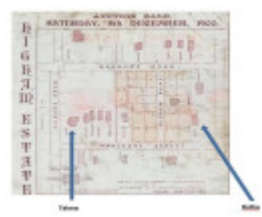
1903 MMBW.jpg



1900.jpg



undated interior.jpg



1900 auction notice.jpg



1899 architectural plans.jpg

Location

1 HARCOURT STREET HAWTHORN, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2382

Heritage Overlay Numbers

HO247

VHR Registration

June 20, 2019

Heritage Listing

Statement of Significance

Last updated on - October 18, 2023

What is significant?

Talana including the exterior and interiors, landscape and the extensive grounds. The brick boundary fence, new garage, swimming pool, tennis court and pavilion are more recently constructed and are not of significance.

How is it significant?

Talana is of architectural significance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Why is it significant?

Talana is significant at the State level for the following reasons:

Talana is architecturally significant as a notable and fine example of a large mansion constructed in the Federation Queen Anne style. Impressive in its scale and its prominent siting on a corner block, Talana was completed by 1900 as the last of fifteen mansions designed by architect John Beswicke in Harcourt Street, Hawthorn. It exhibits the principal characteristics of the Federation Queen Anne style, including the asymmetrical design of red brick with dominant chimneys, the polygonal corner bay with 'candle-snuffer' roof and decorative timber balustrade, the complex Marseilles tiled roof, and the decorative half-timbered gable ends. Internally, there are highly ornate and unusual plasterwork ceilings to the principal rooms on the ground floor and decorative timber balustrades, doors and joinery throughout. These elements are of a higher quality than are typical of the class. Talana is enhanced by its generous garden setting, with deep open setbacks from both street frontages and the open area to the north-east. [Criterion D]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

It should be noted that Permit Exemptions can be granted at the time of registration (under s.49(3) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.92 of the Heritage Act).

General Condition 1

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

General Condition 3

All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

Specific Permit Exemptions

The following works do not require a permit provided that they are carried out in a manner which does not harm the cultural heritage significance of the place.

Landscape

- . Maintenance of the existing hard surface landscape including paths, gutters and drainage using like for like materials.
- . Subsurface works involving the installation, removal or replacement of watering and drainage systems or other services provided there are no visible above ground elements. Landscaping, paving etc. is to be returned like for like on the completion of works.
- . The process of gardening, including mowing, hedge clipping, bedding displays, disease and weed control, maintenance of existing plants and replacement with similar species.
- . The removal or pruning of dead or dangerous trees to maintain safety.
- . Management and maintenance of trees including formative and remedial pruning, removal of deadwood, pest and disease control, cabling and similar supportive works.
- . Works associated with the management of possums and vermin.

Maintenance

- . Minor patching, repair and maintenance which replaces like with like. Repairs must maximise protection and retention of significant fabric and include the conservation of existing details or elements. Any new materials used for repair must not exacerbate the decay of significant fabric due to chemical incompatibility, obscure significant fabric or limit access to significant fabric for future maintenance.

. Maintenance, replacement and installation of existing electrical and fire services where this does not impact on significant fabric.

Safety and Security

. Safety and security activities provided the works do not adversely affect significant fabric.

. The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric.

. Emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. All works, including urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional and are to be reported to the Executive Director within 21 days of completion of the works.

Exterior

. Removal of items such as air conditioners, pipe work, ducting, wiring, antennae, aerials and other non-original services etc in a way which does not harm significant fabric.

. Installation or repair of damp-proofing in a manner which does not harm significant fabric.

. Painting of previously painted surfaces provided that preparation or painting does not remove all original paint or other decorative scheme.

Interior

. Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or decorative schemes.

. Removal of paint from originally unpainted or oiled surfaces including ceilings, joinery, doors, architraves and skirtings by non-abrasive methods.

. Installation, removal or replacement of carpets and/or flexible floor coverings, window dressings, and devices for mounting artworks.

. Removal or replacement of c.1990s door and window furniture including, hinges, locks, knob sets and sash lifts.

. Refurbishment of existing c.1990s bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings provided it does not harm significant fabric.

. Installation, removal or replacement of electrical and IT wiring provided that such works do not require chasing or cutting into significant fabric and providing that any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits and unused original wiring should remain in situ.

. Installation, removal or replacement of smoke and fire detectors, alarms and the like, in existing locations.

. Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage significant fabric, and provided that the central plant is concealed, and that the work is done in a manner which does not harm significant fabric.

. Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.

. Installation, removal or replacement of bulk insulation in the roof space.

Elements of no significance

The boundary fence to Harcourt Street and Auburn Road, and the garage, tennis court, swimming pool and pavilion on the land to the north-east of the place were constructed in the 1990s or more recently. No permit is

required for general maintenance or repairs to these elements, or internal alterations to the garage and pavilion. A permit is required for significant external alterations or demolition of these elements.

Theme

6. Building towns cities and the garden state

Construction dates	1899,
Architect/Designer	Beswicke, John,
Heritage Act Categories	Registered place,
Hermes Number	4775
Property Number	

History

Hawthorn and its subdivision

In 1838 Robert Hoddle surveyed the Parish of Boroondara, which included the suburb of Hawthorn. The first land sales occurred in the 1840s. Due to its close proximity to the city, it was settled earlier than other eastern suburbs. After the separation of Victoria from New South Wales and the beginning of the gold-rush era in 1851, the price of land dropped. As a consequence, there was an increased demand for Hawthorn allotments by speculators. The value of these purchases trebled in the next few years. Most notable was James Murphy's purchase of Allotment 70, 124 acres on the north west corner of Burke and Barkers Road, which became known as 'Murphy's Paddock'.

In the mid-1850s, Murphy subdivided this into the 'Village of Rathmines Estate' and a series of lots in the Harcourt Street area were created and new houses built. The construction of a bridge across the Yarra River and the establishment of the Hawthorn Railway Station in 1861 further encouraged development. During Victoria's building boom of the 1880s, many villas and mansions set in large gardens were constructed in this area and throughout Hawthorn, occupied by business and professional men and their families. Between 1873 and 1900 architect John Beswicke designed and built fifteen houses in Harcourt Street.

Harcourt Street and John Beswicke

Talana was the last of Beswicke's Harcourt Street residences and was constructed in 1900. It was commissioned by James Christie and his wife Annie (nee Reid). All of Beswicke's other Harcourt Street houses were Italianate in design. Talana was designed in the Federation Queen Anne style, which was at the time becoming increasingly fashionable. In 1902 a notice of sale described it as 'modern and magnificent' inside and out and one of the most up-to-date houses in Melbourne. In the early 1900s, Harcourt Street was a sought-after address and Talana was part of a coveted group of grand mansions that was accessible to the city by train. It was 'replete with every convenience', commanded 'unrivalled views' and had been designed with 'careful forethought and refined taste'.

Talana is one of fifteen mansions known to have been designed by Beswicke in Harcourt Street, Hawthorn from the 1873 to 1900. Fourteen are still standing. Beswicke adopted the increasingly fashionable Federation Queen Anne style for Talana, his last and largest house in Harcourt Street. It demonstrates a distinctive Beswicke motif in the series of gables around a turret or 'candle snuffer' roof which is also evident at his own residence Rotha at 29 Harcourt Street.

By the early 1900s, Harcourt Street was a highly desired pocket of Hawthorn. It is generally acknowledged that the Beswicke houses in Harcourt Street represent an exceptional legacy of a single architect's work. Although they are not contiguously located, the houses all have deep front gardens and similar setbacks and contribute to an impressive streetscape.

Architect John Beswicke

John Beswicke (1847-1925) was an important late-Victorian architect, responsible for many villas in Toorak, Kew and Hawthorn. He also designed the Malvern and Brighton Town Halls (Wilson and Beswicke 1885) and Hawthorn Town Hall (Beswicke, 1888) and some notable commercial buildings. Beswicke worked in Melbourne between 1882 and 1915 and was prolific and eclectic in his approach to design, working across many styles, adapting them as required. Beswicke grew up in Geelong and was apprenticed to the firm Crouch and Wilson. Between and following three partnerships including Beswicke & Hutchins, and Beswicke & Coote, he was in sole practice as J Beswicke. He was referred to as 'Hawthorn's Architect' because of the substantial amount of work he did there. Beswicke built homes in Harcourt Street for members of his family.

Beswicke and the Federation Queen Anne style

The Federation Queen Anne architectural style of the late nineteenth and early twentieth century revived design elements from Queen Anne's reign (1702-14). One of its key exponents in Britain was architect Richard Norman Shaw who popularised the style from the 1870s. In Australia, this style is often referred to as the 'Federation Queen Anne' style because it became influential in this country from c.1890 to 1910. The Federation Queen Anne style is characterised by complex roof forms, asymmetrical floor plans and the use of red brick.

The early influence of the Federation Queen Anne style on Beswicke was evident in one of his most notable works, the APA 'skyscraper' on the corner of Elizabeth Street and Flinders Lane (now demolished) designed in association with Oakden, Addison & Kemp. The style was evident in the use of red-brick with rendered stripes, and the picturesque turreted and gabled roofscape. This impressive building was the tallest commercial building in Australia at the time of its construction in 1888-9. It was demolished in 1980.

The Warburton Family 1903-1933

In 1903 Talana was purchased by the Warburtons and a ballroom was designed to be added but never built. The Warburtons had four children and were long-term occupants of Talana. The property had a full-size tennis court to the east and a large garden. Talana was advertised for sale in 1933 and the sale notice describes the site as 1.5 acres with a large garage, full-size tennis court and three bathrooms. By 1945 an aerial photograph indicates that parcels of land to the north-west and south-east corners had been subdivided off, leaving Talana on an unusually shaped cadastral block of a south-west 'square' attached to a north-east 'square'.

Talana's use as Lyndon Lodge Boys Home 1946-1987

In 1946, the Salvation Army purchased Talana and converted it into a Boys Home for state wards. The address was changed to 27 Auburn Road and the place was re-named to 'Lyndon Lodge'. It housed around 30 boys mostly aged between 14 and 18 years. Around £4,000 was spent on alterations and extensions to convert the residence into a hostel. The boys were housed in partitioned cubicles. The focus of Lyndon Lodge was to help boys who wanted to improve their situations and prospects, and not to provide accommodation to 'irresponsible' boys. During this time a separate brick residence was built at the front on the property, possibly for a manager or administrative use.

The son of one of the managers of Lyndon Lodge has recorded his memories about his time living there What a place for a kid to grow up in; a house that looked like something from a horror movie with turrets and gargoyles, lots of space to run around in, a tennis court, a gymnasium, table tennis and billiards - what more could a young family ask for! And we lived on one of the richest streets in Melbourne!

Other boys who lived there at different times had a different experience of Lyndon Lodge. It was identified in the testimonies of witnesses during the *Royal Commission into Institutional Responses to Child Sexual Abuse* as a place where physical abuse occurred by Salvation Army staff.

In 1987 Lyndon Lodge was closed and the boys were relocated to Murrumbena. Talana was sold and became a private residence once again.

Key references:

Argus, 8 November 1902, p.2

Bethel, K (2011) *John Beswicke 1847-1925 heritage architect*, Rotha Press

Real Estate article: <http://radicalterrace.com/post/43408881839/another-harcourt-street-listing-emerges-with>(retrieved 5 March 2019)

Gould, Meredith (1993) *Hawthorn Heritage Study*

References for Lyndon Lodge:

<https://www.findandconnect.gov.au/guide/vic/E000257>)

<https://www.findingrecords.dhhs.vic.gov.au/collectionresultspage/LyndonLodge> (retrieved 4 March 2019)

Royal Commission into Institutional Responses to Child Sexual Abuse, Public Hearing - Case Study 33, (Day C107), on Wednesday, 7 October 2015 (References to physical assault by staff at Lyndon Lodge) Transcript available online. (retrieved 4 March 2019)

Assessment Against Criteria

Talana is of architectural significance to the State of Victoria. It satisfies Criterion D for inclusion in the Victorian Heritage Register.

Extent of Registration

As Executive Director for the purpose of the **Heritage Act 2017**, I give notice under section 53 that the Victorian Heritage Register is amended by including the following place in the Heritage Register:

Number: H2382

Category: Heritage Place

Place: Talana

Location: 1 Harcourt Street, Hawthorn

Municipality: Boroondarra

All of the place shown hatched on Diagram 2382 encompassing all of Lots 1 and 2 on Plan of Subdivision 720068

Dated: 20 June 2019

STEVEN AVERY

Executive Director

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/>