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# Oxbridge House



Hawthorn Heritage study  
1992



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## Location

12 Grandview Grove HAWTHORN EAST, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO51

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

1. Built 1889-90 for and possibly by the builders Huddleston and Brown, with additions in 1905 to the designs of the architect, E.A. Bates, of Hyndman and Bates, "Uxbridge House" has historical significance as an example of the important role of building firms, building societies and architects in the boom years in suburban Hawthorn. The house has associations with at least three building societies - the Fourth Victorian Permanent Property Building and Investment Company, the Fifth Original South Melbourne Terminating Building Society and the Australian Widows Fund. It has historical significance, also, for its associations from 1896 to 1907 with the

notable Bates family. Annie Cramer Williams Bates was the widow of parliamentarian, William Bates (1826-1891), Member for Collingwood 1868-74 and Minister in the McCulloch government. "Uxbridge" was named after William Bates' birthplace in Middlesex, England. Annie engaged her son, the architect, E.A. Bates, to make additions to the house in 1905. Bates later joined the firm Bates, Peebles and Smart, the forerunner of the present Bates, Smart and McCutcheon.

2. "Uxbridge House" has historical significance, also, for its associations from 1907 until 1985 with the Melbourne jeweller, F.R. Abrecht, and his descendants. The firm that bears his name is still operating in Collins Street.

3. Architecturally significant as the design for his own family home by the important Melbourne architect E.A. Bates.

4. Architecturally significant for the illustration of the change in taste in dwelling style from the Victorian villa into the Edwardian period. An unusual example of the application of primarily Queen Anne details to a Victorian villa.

Heritage Study/Consultant	Boroondara - Hawthorn Heritage study 1992, Meredith Gould, Conservation Architects, 1992;
Other Names	Uxbridge House,
Hermes Number	14876
Property Number	

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## Physical Description 1

This garden villa has been extensively altered, first by Bates in 1905, then for Abrecht. The extent of each phase of alterations is not clear. They would appear to include the conservatory, leaded glass and gallery additions, and the alterations to the verandah and probable addition of the gabled bay.

The quirky tower may relate to either the original house or the major alterations.

The present condition appears to be substantially intact to the 1905/6 form. It comprises a single storey house built relatively close to the road and executed in render with a slate roof. An octagonal tower provides a corner element which addresses the garden on two sides. Adjoining is a tall gabled bay incorporating intricate fretwork and an almost Art Nouveau sinuously framed window. This is joined by a small entry porch with timber valence, then a wide hipped bay returning to a verandah recess. Elaborate leaded glazing is used in most openings.

*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/>*