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## 41 Park



Alphington Park Crescent  
41.jpg

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### Location

41 Park Crescent, ALPHINGTON VIC 3078 - Property No 273565

### Municipality

YARRA CITY

### Level of significance

Rec for HO area indiv sig

### Heritage Overlay Numbers

HO328

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on - January 1, 1900

Hadley Wold

This site is subject to a Statement of Significance for the building, as well as a Statement of Significance for the Precinct in which it is located.

Please find below the Statement for the building, followed by the Statement for the Precinct.

## Statement of Significance for the building

### **What is significant?**

This is a weatherboard Federation Bungalow style house built for and by builder Henry Franklin Hyslop 1911-12 who lived there with wife Elsie until the 1920s. His father, also Henry Hyslop a horsehair manufacturer, occupied the significant All Saints Church Hall in King William Street Fitzroy in the 1850s when it was a cast iron store owned by Charles Black. Henry died suddenly at home 16th May 1928, leaving his widow, Elsie, and children Marjorie, Nell, and Lillian. He was aged 54 years, born the youngest son of the late H. T. and M. A. Hyslop, and brother of Alice (Mrs. Cummings). Edwin Butler was a later long term occupier-owner.

The house is distinguished by its pressed metal internal lining as identified in the 1980s and mature garden setting, and significant front picket fence (in poor condition). A ruinous elevated tennis court is at the rear close to the Yarra River.

### **How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Fairfield and Alphington.

### **Why is it significant?**

The building is significant:

- for its mature garden setting, trees and fence, combined with good external integrity;
- as an example of the home of a local builder; and
- for its good representation of a key period in Fairfield's history, being Edwardian-era growth.

## Precinct statement of significance

Component streets include:

Alphington Street,

Arthur Street,

Austin Street,

Park Crescent,

The Esplanade.

## Statement of Significance

### **What is significant?**

The Park Crescent Area comprises the southern most parts of Crown Portions 113, 114, 115, 116 and 117, which were sold at the land sales of June 1840. William Hoddle surveyed these 'small sections', with narrow frontages to the Yarra River, with each portion being approximately 93 acres.

Early development in the area derived from the sale of some of this land to C H James and Percy Dobson, as the Fulham Grange orchards and associated jam and preserves factory. It was subdivided into one acre lots and sold as the Fulham Grange Estate. James and Dobson's adjoining subdivision, the St James Park Estate, was created from Vidal's Crown Portion 114 in 1883. Land changed hands in the 1880s but further development of a large number of the sites did not get underway until the early years of the 20th century. However some houses were built in the Victorian era such as Bella Vista, built at 23 Alphington St for Katherine and James Marriott in 1887 (demolished) and the towered Italianate house, The Nook (1892-3) built at 25 Alphington St for William Brewer. Brewer also built the large and fanciful American Queen Anne style mansion, Andembach, in Park Crescent (now a flat site) in 1894.

Key Edwardian-era houses include one for local councillor and Collingwood Mayor, Arthur Collins (18 Alphington St, 1913), and another for the architect Horace John MacKenna, 46 Park Crescent (1903). Artists and designers, such as Marriott and MacKenna, had frequented this part of Alphington, Ivanhoe and Heidelberg in the Victorian and Edwardian-eras, providing a special cultural character to this part of the City.

The house at 41 Park Crescent is also a well-preserved Edwardian-era house with pressed metal linings throughout, rare remnant picket fence and gates, old elevated tennis court at the river side and a mature garden (87).

The area continued to develop into the inter-war period, with a number of Californian Bungalow style houses built immediately after the First War including numbers 40, 42, 43, 48 49, 51, 54 Park Crescent and 29 Alphington Street (another Marriott house), 31, and 33 Alphington Street, with 59 Park Crescent built in a later inter-war style. Many of these houses have related garden settings, some remnant wire front fences, and mature trees. The mature plane tree avenue along Alphington St was also created in the interwar period, as part of a new enthusiasm in the former Shire of Heidelberg for street tree planting, post WW1 (88).

#### Main development period

The main development period of the Park Crescent Heritage Overlay Area is that of pre World War Two, with key houses from the Edwardian and Victorian-eras, with a contribution from individually significant places of all eras.

#### Contributory elements

Contributory elements include (but not exclusively) typically buildings that:

- . Have detached siting on large rectangular lots, some on steep grades;
- . Are one storey, some with an undercroft, some with attics;
- . Have walls typically clad with timber boarding and rough cast stucco;
- . Steeply pitched roofs, clad with corrugated iron with some Marseilles pattern unglazed terra-cotta tiles;
- . Have wall openings below 40% of visible wall surfaces, timber-framed and with window groups divided into vertical rectangles;
- . Have post-supported front and side verandahs or porches;
- . Have well developed garden setbacks and mature specimen trees; and
- . Originally had timber picket or wire front fences (inter-war) to around 1m height, and paling side and rear fences.

Contributory elements also include:

- . urban infrastructure such as mature street trees (planes), bluestone kerb and channel.

#### How is it significant?

HO328 Park Crescent Heritage Overlay Area, Alphington and Fairfield is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

#### Why is it significant?

The Park Crescent Heritage Overlay Area is significant.

- . For the distinctive urban landscape set within the steep Yarra River valley, with large allotments and street and garden plantings, the mature street trees (planes) and traditional bluestone kerbs and channels - combining to form a distinctive Arcadian suburban riverside character;
- . As an area that attracted successful Victorian and Edwardian-era business and civic leaders from the nearby industrial inner suburbs as well as members of the Melbourne art community to form a residential enclave; and
- . as an aesthetically significant and well preserved group of largely 1920s and Edwardian villas, some of which are individually significant, some picturesque in form, many on large sloping blocks, and many set within extensive gardens, as an uncommon group in the City.

#### References

87 currently mapped as outside the heritage overlay

88 see Butler, G. The Heidelberg Conservation Study

Heritage Study/Consultant	Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Construction dates	1900,
Other Names	Hadley Wold,
Hermes Number	176153
Property Number	

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## Physical Description 1

Edwardian-era house should be in Heritage Overlay - see map 3

## Integrity

Good

*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/>*