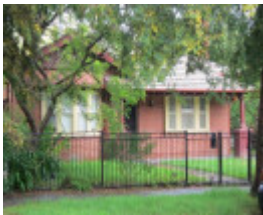


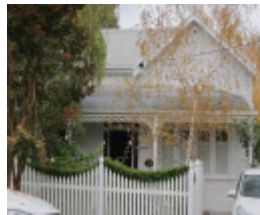
Manchester Street and Violet Grove and Marian Street and Riversdale Road HAWTHORN, BOROONDARA CITY



22 Violet Grove.jpg



3 Manchester Street.jpg



8 Violet Grove.jpg



GRADINGS

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

Violet Grove.jpg

Location

Manchester Street and Violet Grove and Marian Street and Riversdale Road HAWTHORN, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO780

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - May 30, 2022

What is significant?

The Violet Grove & Environs Precinct comprising 3-19 & 2-20 Manchester Street, 1-21 & 2-22 Violet Grove, 1-21 & 6-18 Marian Street & 137-139 & 149-151 Riversdale Road, developed between 1881 and 1930 is significant.

How is it significant?

The Violet Grove & Environs Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Violet Grove & Environs Precinct is historically significant as part of the expansion of Hawthorn that gained momentum in the 1880s, particularly around the Town Hall precinct of Glenferrie Road, Auburn Road and Burke Road once the railway was extended to these localities in 1882. New subdivisions like the Violet Grove & Environs Precinct came on the back of both train and tramway extensions, including those along Riversdale Road providing an increase in public transport options. Violet Grove is historically significant as the site of the Riversdale Road Omnibus Company of privately operated horse-drawn transport. Historically, the precinct is associated with Dalley's Orchard prior to the sale of allotments in 1884 fronting Riversdale Road, Henrietta Street (outside the precinct) and Marian Street. The precinct reflects the influence of the economic depression in the delay in development in Manchester Street where the first lots were offered for sale in 1892 as the Manchester Estate, but after failing to sell, were offered again in 1909. (Criterion A)

Violet Grove & Environs Precinct is representative of a predominantly Victorian-era precinct with consistent streetscapes of single and double fronted houses. The socio-economic status of the precinct is demonstrated through its lower topography in relation to Riversdale Road, when compared with the larger Victorian villas on the rising ground to the south. It is also demonstrated by the existence of timber houses of modest size, mostly detached but with some attached examples. A variety of Victorian residential styles are represented. Manchester Street demonstrates its later development through its examples of Federation houses and mixed brick and timber construction. There are also a number of Federation houses and interwar bungalow on other streets that continue the traditional gabled and hipped massing forms. The precinct also demonstrates the higher status given to houses on the main roads with several Riversdale Road properties situated on larger allotments. The precinct derives part of its value as a Victorian-era precinct from its high degree of integrity. (Criterion D)

Violet Grove & Environs is aesthetically significant for its consistent streetscape of Victorian timber small houses in Violet Grove including some high-quality examples with slate roofs at Nos. 8 & 11. The attributes of aesthetic significance include cast iron verandah friezes and feature hipped roofs with bracketed eaves, single, double and triple light sash windows and stuccoed chimneys. Similar features are found in Marian Street including three similar double-fronted houses at 6, 8 & 10 Marian Street. the precinct derives aesthetic value from Federation

houses at 2, 3 and 9-11 Manchester Street with No.3 featuring a return verandah, angled box window with a gablet projecting above the terra-cotta tiled roof; and 2 Manchester Street having a bow window, terra-cotta tiled hipped roof and geometric timber fretwork. The semi-detached pair of houses at 137-139 Riversdale Road, in particular the elevation with verandah fronting Marian Street (of No. 137), provide a fine entry to the precinct. (Criterion E)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study Volume 3: Hawthorn, Context, 2018;
Hermes Number	202202
Property Number	

Physical Description 1

The Violet Grove & Environs Precinct is located between Riversdale Road and The Boulevard, and includes Marian Street, Violet Grove and Manchester Street. The land is sloping down towards The Boulevard from Riversdale Road where it adjoins a diagonal easement now called Scullin Park. Manchester Road takes a bend at what is now called Dixon Street and this short road connecting Riversdale Road was cut through later than the early subdivisions evidenced by the period of development of the houses. This relatively small precinct overlaps three land releases however the period of development is between 1881-1884 (Violet Grove), 1892 (Marian Street) and Manchester Street (1891- 1909).

Violet Grove retains a consistent streetscape of Victorian timber small houses. These are generally detached with small side setbacks and larger front gardens. Several typologies of Victorian residential styles are represented, including double fronted symmetrical form with verandahs across the full frontage, double fronted asymmetrical with projecting room and some attached single fronted terrace houses. Several houses such as 8 & 11 Violet Grove have slate roofs, indicating a higher quality of house. Most houses have cast iron verandah friezes and feature hipped roofs with bracketed eaves, single, double and triple light sash windows and stuccoed chimneys. 8 Violet Grove is representative of the asymmetrical Victorian typology and features block-fronted weatherboard, a hipped slate roof, triple light sash window to the projecting section and a double curved verandah with cast iron frieze. 17, 20 & 22 Violet Grove are Interwar bungalows, with 22 in red brick, contrasting with the timber houses elsewhere.

Marian Street comprises a consistent streetscape of timber Victorian single and double fronted houses. 6, 8 & 10 Marian Street are a set of three matching double fronted houses, two of which retain slate roofs. 9-19 Marian Street comprise five single fronted houses of matching design with 21 Marian Street as a matching double fronted house. The north side of 21 Marian Street is set back from The Boulevard with a bluestone paved laneway and landscaping indicating a change in the street width at this position.

Manchester Street reflects its slightly later period of development with predominantly Federation houses in both brick and timber. These are almost all detached and feature a combination of typical Federation building typologies including making use of the corner orientation. 3 Manchester Street is a good example with its return verandah, and angled box window with a gablet projecting above the terra-cotta tiled roof. A pair of Federation single-fronted houses at 9-11 Manchester Street offer different gable end treatment and front windows. 2 Manchester Street is a fine and intact example of a Federation villa with bow window, plain red brick walls, terra-cotta tiled hipped roof and geometric timber fretwork. 16 Manchester Street is an early interwar bungalow with a wide gabled front. A bluestone paved laneway at the side of 2 Manchester Street indicates the continuation of Dixon Street (formerly Manchester Lane).

Riversdale Road as a major east-west road is comprised mainly of larger residences, indicating its importance through its larger allotment sizes. The precinct takes in four of these at 137-139, 149 and 151 Riversdale Road, all of which were built by 1915. 137-139 Riversdale Road is one of the most interesting Federation buildings, with Arts & Crafts details that are quite advanced for the period. It is an attached pair but designed to appear as if it is

one large, asymmetrically massed house. No. 139 retains the original slate roofing with terracotta ridgecapping. Both have tapered chimneys, timber fretwork, and a variety of decorative window forms, some of which rest upon rows of elongated timber brackets. The long side verandah of No. 137 facing Violet Grove acts as a visual entry to the precinct, and is balanced by a similar one to the front facade of No. 139. 149 & 151 Riversdale Road are representative large Federation villas but set behind high fences as are many places on Riversdale Road. The Violet Grove & Environs Precinct comprises a small area of consistent Victorian timber residences in Violet Grove and Marian Street. Whilst most houses have been upgraded in some way, there is little evidence of large two storey extensions or major alterations, resulting in a consistency to the precinct. Places in Manchester Grove and Riversdale Road are predominantly Federation in style and Manchester Grove has a high integrity.

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/>