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# 1 Bayview Avenue

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## Location

1 Bayview Avenue, Hawthorn East, Boroondara City

## Municipality

BOROONDARA CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO151

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

Significance of Individual Property

1. This street provides perhaps the best illustration of the flow on effect on social status, which Hawthorn's mansion houses had on proximate middle class housing. Historically significant in illustrating the development of an Auburn Village and the influence of speculation in that development.
2. Amongst the best surviving examples of single storey boom style building in Hawthorn.
3. The best of a number of houses in Bayview Avenue built by Barrett and among the twenty-eight new houses built in that street between 1884 and 1889, encouraged by the opening of the new Auburn railway station in 1882. Illustrative of development encouraged by transport.

HO151 Harcourt Street Precinct, Hawthorn

The Harcourt Street Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- Harcourt Street features a concentration of nineteenth century mansions of a high level of design, a number of which retain expansive grounds.

-The mansion houses are interspersed with series of distinctive and substantial Federation designs, and interwar houses in Tudor and related modes.

- The southern part of the precinct is notable for smaller middle class houses on Rathmines Road, Auburn Road, some with miniature arched tower-form porches of a type occasionally seen in Canterbury and Kew. These are accompanied by broad single-fronted, single-storey verandahed Italianate middle-class housing in Bayview Avenue and Molesworth Street. This stock is largely intact, usually with stonepatterned timber facades or polychrome brickwork, often with mature gardens and sometimes with original fencing.

- The mansion designs by the noted architect John Beswicke, in an Italianate mode that complemented his designs for Hawthorn and Camberwell Town Halls and the Glenferrie and Auburn shopping centres. The south and west end has similarly vigorous and distinctive designs by a later generation of architects, as well as the Auburn Primary School at 51 Rathmines Road, built in stages from 1890.

-The character of the area is enhanced and rendered distinctive by broad kerbside lawns and mature street trees, arching over Harcourt Street and Higham Road within the precinct boundaries. The William Angliss Reserve, adjacent to the precinct at its east end, visibly separates the precinct from neighbouring areas and reinforces its garden character.

Heritage Study/Consultant	Boroondara - Hawthorn Heritage Study, Meredith Gould Conservation Architects, 1993; Boroondara - Review of Heritage Overlay Precinct Citations, Lovell Chen P/L, Architects & Heritage Consultants, 2006;
Hermes Number	49228
Property Number	

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*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/>*