

Grange Hill (former Hillsbury) Statement of Significance August 2020

Heritage Place: 301 Cotham Road (part) Kew	PS ref no: HO811
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What is significant?

'Grange Hill', originally 'Hillsbury', at 301 Cotham Road, Kew, is significant. It is a two-storey rendered Italianate mansion that stands at the east end of Glendene Avenue, on the Genazzano FCJ College campus.

The first stage was a seven-room dwelling erected before 1858 by its owner, architect George Wharton. It was extended to ten rooms in the 1870s by later owners Hon George Paton Smith and his family. In 1882, builder Alexander Sturrock called for tenders to construct a 'new residence' for owner Edward Baines. It is not known if the earlier house was retained as a rear (east) wing or otherwise incorporated into the mansion.

The grounds of 'Hillsbury' were subdivided in 1919, creating Glendene Avenue, and the residence was renamed 'Grange Hill' by new owners, Arthur Charles Hurlstone and family. It was acquired by Genazzano FCJ College in 1948.

'Grange Hill' is significant to the extent of its nineteenth-century fabric, with the c1910-20s extension to the north-east corner of contributory value. The remnants of the garden, particularly the round garden bed in front of the house, and any early plantings, are also contributory.

How is it significant?

'Grange Hill' (formerly 'Hillsbury') is of local scientific, architectural and aesthetic significance to the City of Boroondara.

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Why is it significant?

'Grange Hill' is of scientific significance due to its pre-1858 origins, which may comprise the eastern wing of the house or the core of the main section. Such remnants would provide more information about the now-rare residential work of prolific architect George Wharton, as well as being one of a very few pre-1860 dwellings to survive in Kew. (Criterion C)

'Grange Hill' is of architectural significance as a fine and largely intact representative example of a substantial Italianate villa or mansion. It demonstrates the principal characteristics of this style, including a low-line hipped roof clad in slates, rendered chimneys with run cornices, bracketed eaves with cast-iron verandah set below, and two principal facades with an asymmetric plan formed by a two-storey canted bay window. The delicate verandah cast iron demonstrates the earliest format of separate frieze and brackets, with a timber framing member below the frieze, as was common in the 1870s and early 1880s. (Criterion D)

'Grange Hill' is of aesthetic significance for its landmark size and elevated siting, with the retention of part of its early garden. The elegant concave-roofed verandah which steps out around the canted bay windows is also of note. (Criterion E)

Primary source

City of Boroondara Municipal Wide Heritage Gap Study Volume 4. Kew, Revised Report, 11 June 2020.