

## 64 Campbell Road, Hawthorn East Statement of Significance

**Heritage Place:** Lumeah

**PS ref no:** HO852



### What is significant?

'Lumeah' at 64 Campbell Road Hawthorn East, a Federation house built in 1911-12 on part of Mornane's Paddock subdivision is significant.

The extensions carried out in 1994 and in 2003 including the ground floor additions, first floor dormer windows to the south, additional windows in the west gable and three small dormer windows to the roof are not significant. The garage, tennis court and swimming pool are also not significant.

### How is it significant?

64 Campbell Road, Hawthorn East is of local representative (architectural) and aesthetic significance to the City of Boroondara.

### Why is it significant?

64 Campbell Road, Hawthorn East is part of a large cohort of Federation houses in Boroondara demonstrating the key characteristics of the style including hipped and gabled roof form, central first floor attic with balcony, box bay or bow windows, projecting gables, tuckpointed brick and roughcast render, terra cotta tile and timber fretwork. Its particular contribution is in the demonstration of a more formal approach to planning with a symmetrical frontage around a central entrance. While 64 Campbell Road, Hawthorn East is not alone in this approach, it is important for its demonstration of the transition from the flamboyant and freeform expression of the earlier Federation houses and towards the interwar period of more austerity. 64 Campbell Road is one of relatively few large Federation houses to demonstrate this aspect of Boroondara's residential development in the Hawthorn East locality. The house shares many of the characteristic details of architect Christopher Cowper's Queen Anne designs, and appears to be his work. (Criterion D)

64 Campbell Road, Hawthorn East is aesthetically significant for its characteristic features of the Federation period including the roof form and terra cotta tiling, wall surfaces of tuckpointed brick and roughcast render, timber strapping to the gables and fretwork to the first-floor balcony. The frontage to Campbell Road is largely intact and is significant for its large six sash bow windows, door and sidelights and porch. The east elevation repeats this element of the bow window. While there are visible alterations to the east, west and south elevations, including a ground floor extension and a rear pair of dormer windows, these extensions have been undertaken in a sympathetic manner both in form, materials and detail. Additional small dormer windows are minimal intrusions into the roof form. Overall the legibility of the style has been retained. (Criterion E)

### **Primary source**

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*City of Boroondara Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East, February 2021*

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