

Hawthorn Heritage

CONTEXT

Volume 2
Precinct citations

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City of Boroondara

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Report Register

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INTRODUCTION

This is Volume 2 of the *Hawthorn Heritage Precincts Study* (2008). It provides an assessment of the heritage significance of the following four precincts:

- West Hawthorn Village
- Manningtree Road
- Glenferrie Road commercial centre
- Lisson Grove

Chapter 1 provides an overview of the historic development of Hawthorn, which provides a thematic and contextual basis for the histories of each precinct. The chapter for each precinct includes:

- A specific history of its development
- Assessment of significance
- Statement of significance
- Levels of significance and a schedule listing the contributory buildings. The significance levels noted in the schedule of 'significant', 'contributory' and 'non-contributory' are based on the definitions in the local heritage policy at clause 22.05-5 of the Boroondara Planning Scheme.
- Statutory recommendations including the recommended HO schedule controls and the recommended precinct boundaries.

Specific conservation guidelines are not provided for each precinct and reference should be made to the relevant guidelines in the local heritage policy at clause 22.05 of the Boroondara Planning Scheme.

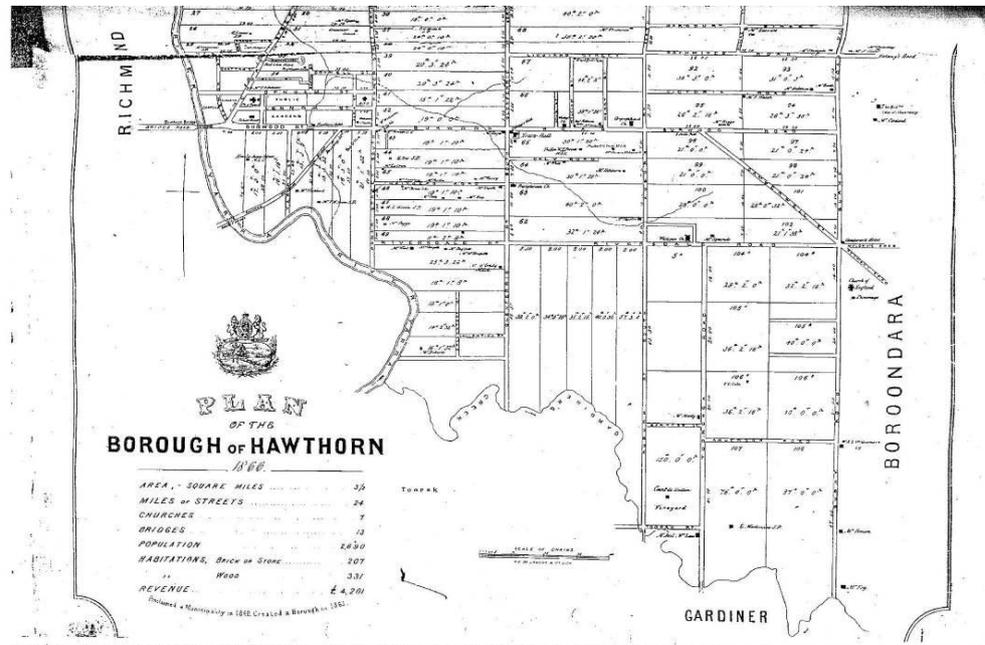
1 HISTORICAL OVERVIEW OF HAWTHORN

The history of Hawthorn has been extensively documented in various publications; therefore the emphasis of this chapter is to provide a contextual overview of the evolution of the suburb. The focus will be on the key phases of development and the influences and impacts of these on the built and social environment characteristics of Hawthorn.

Figure 1

Plan of Hawthorn, 1866.

[Source - Hawthorn Historical Society Plan Collection]



Aboriginal occupation and first contact

Prior to European settlement, the region of Hawthorn was home to the Wurundjeri clans; part of the Kulin nation. The Yarra River and its catchments was the life source for its Indigenous inhabitants, and the rich abundance of resources had supported an enduring and complex society. The continuity of their way of life was abruptly and profoundly disrupted by the arrival of permanent European settlers in the early 1830s. The headman of the Wurundjeri willam at this time was Bor-run-up-ton (otherwise known as Jacky Jacky), who is thought to have been a signatory to the 1835 Batman Treaty at the junction of the Yarra River and Merri Creek.¹

Pastoral settlement

Rapid pastoral expansion followed the settlement of the village later known as Melbourne in 1835. The first pastoral run in the Hawthorn area was commenced by John Gardiner who arrived from Tasmania in 1836. With his wife and daughter, Gardiner set up a small hut near the present Hawthorn Glen, however they returned to Melbourne after only twelve months in the bush.² A creek running between Hawthorn and Malvern was renamed Gardiners Creek. As Peel notes, the renaming of the creek, 'proclaimed a new ownership similar to that announced by the parish boundaries imposed by the Crown surveyors'.³ In July, 1837 Government surveyors Robert Hoddle, William Darke and Thomas Nutt were instructed to

¹ Terraculture, An Indigenous Heritage Study, 2004, p. 5

² Peel et al., A History of Hawthorn, 1993, p.5

³ Peel et al., A History of Hawthorn, 1993, p.6

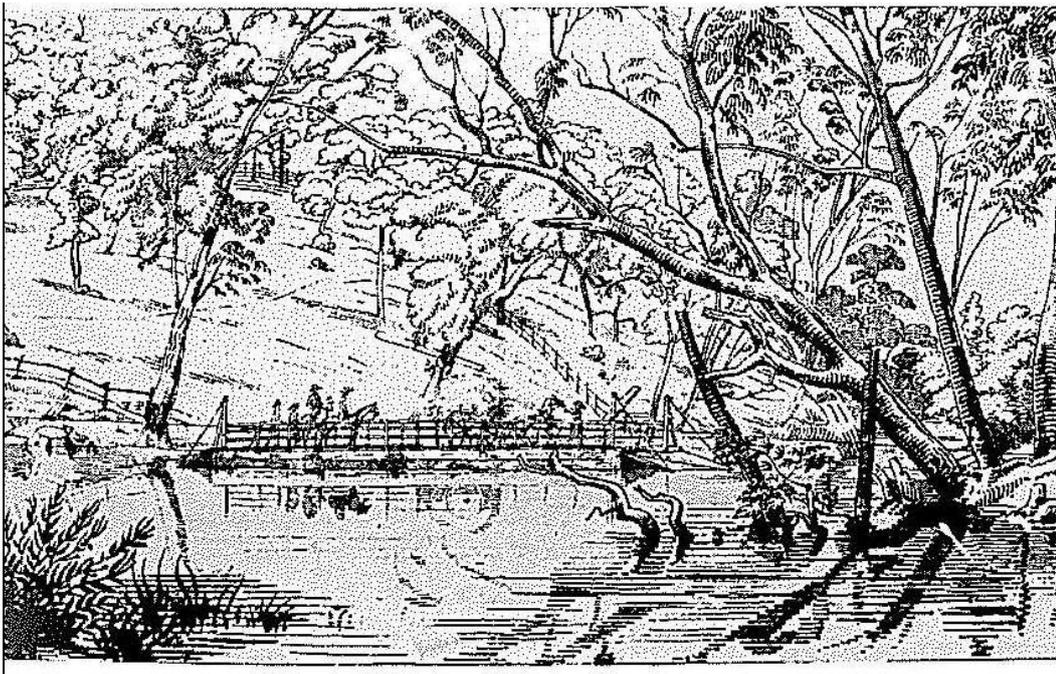
complete the survey of the surrounding Melbourne parishes and bring the allotments forward without delay. Thomas Nutt had the task of surveying the Hawthorn section within the Boroondara Parish. Boroondara was appropriated from the Woiwurrung term meaning 'where the ground is thickly shaded'.⁴ Nutt marked out fifty allotments with frontages to the Yarra River or Gardiners Creek.⁵

The year 1842 saw the first punt crossing of the Yarra River at the end of Richmond road opening up the "undulating grasslands, water supply and good timber" of Hawthorn to the expanding township of Melbourne.⁶ Government Roads, Burwood and Riversdale Road had also been marked out by the commencement of land sales. The present-day suburbs of Malvern, Richmond and Heidelberg had enjoyed successful land sales however Boroondara was initially slow in attracting investors. The first Hawthorn land sales were held in 1843 and 1844, and there were only two land purchasers, Major Alexander Davidson (allotments 11-14) and, pastoralist Thomas McIntyre (allotment 27).⁷ Subsequent land sales included allotments to Thomas Power, Thomas Payne and Michael Lynch and by 1853, buoyed by the beginnings of the gold rush era, most of the land within the area that became the City of Hawthorn had been sold.

Figure 2

Crossing the River Yarra on Palmer's punt near Burwood Road, c. 1845

[State Library Victoria, La Trobe Collection, in Peel et al, History of Hawthorn, 1993, p. 19]



By 1851 the punt crossing between Richmond and Hawthorn had been replaced by a government financed wooden bridge.⁸As Peel describes:

*The wooden bridge, which had to be chained to trees on the bank to prevent it being washed away during floods, was replaced in 1861 with a stone structure.*⁹

⁴ Peel et al., A History of Hawthorn, 1993, p.5

⁵ Peel et al., A History of Hawthorn, 1993, p. 7

⁶ Peel et al., A History of Hawthorn, 1993, p.6

⁷ Gould, M., Hawthorn Heritage Study, 1993, p. 29

⁸ Peel et al., A History of Hawthorn, 1993, p. 15.

1851 was also the year that Hawthorn was given as the official name of the Village and surrounding properties, no doubt inspired by the similar undulating landscape of its English counterpart.¹⁰

⁹ Peel et al., A History of Hawthorn, 1993, p. 16.

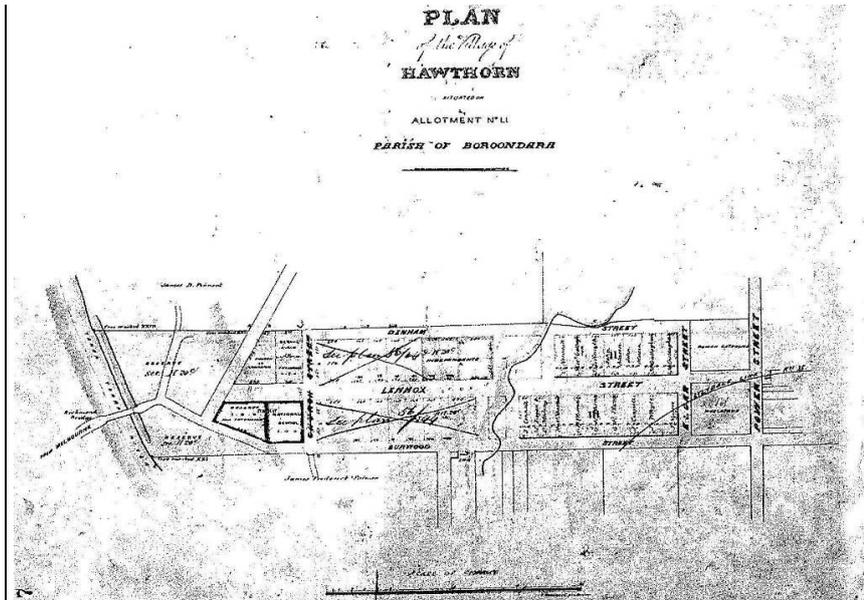
¹⁰ McWilliam, G., Hawthorn Peppercorns, 1978, p.24.

In 1852 Surveyor General Robert Hoddle undertook a survey for a Village Reserve which comprised a small area of land bounded by Church, Denham, Power Street and Burwood Road, divided down the middle by Lennox Street. Internal reserves were also set aside for school purposes and for the various churches. Hoddle held a relatively modest vision for this Village, anticipating that it would serve "for all time for all farming and vegetable growing purposes" and would prove "suitable for persons who would be likely to supply the Melbourne market".¹¹

Figure 3

Early plan for Village of Hawthorn

[Department of Crown Lands & Survey Division, in McWilliam, 1978:32]



Developing Hawthorn's economy

The first residents in Hawthorn were an eclectic mix of farmers, trades people, businessmen, politicians and military men.¹² The scenic rural qualities and affordability of the district, as distinct from the heavily industrialised, over populated suburbs of Richmond and Collingwood, attracted the affluent and opportunistic alike. Historian Victoria Peel recounts the key influences on the commercial and industrial growth that existed parallel to the development of fine villas, mansions and estates.

*Hawthorn's emergence as a township with established residences and locally provided services depended on its economic relationship with Melbourne. While the timber-cutters moved further out in search of new forests, brick makers tapped the Hawthorn area for clay. By 1854, agriculture employed about a quarter of Hawthorn's population. Grazing stock continued to be remunerative, and cattle remained an important part of the landscape until the mid-to late 1860s when numbers begin to decline. Small farming plots had been rapidly established throughout the Hawthorn areas from the 1840s and in the 1850s these farms began supplying fruit and vegetables to Melbourne. This change from subsistence to market crops was accelerated by favourable markets created by the gold rush, as well as by higher land prices.*¹³

¹¹ Gould, M., Hawthorn Heritage Study, 1993, p. 31.

¹² Gould, M., Hawthorn Heritage Study, 1993, p. 33.

¹³ Peel et al, A History of Hawthorn, 1993, p. 18.

Grape growing also proved a successful enterprise, with Boroondara being the third -richest grape growing region after Coburg and Bundoora. Hawthorn was home to a strong German community that cultivated a number of small plots with grape vines. Wattle Road, formerly Weinberg Road, was the boundary of Crown allotments 45 and 46, commonly referred to as 'German Paddock'.¹⁴

Figure 4

Early sketch of Hawthorn, 1863

Creator: Pett, Warwick, Weston

[State Library Victoria, AN: IMP22/08/63/12, IN:B48723]



By the end of the 1850s small businesses and homes were establishing on the south side of Burwood Road. One of the earliest shops was the 'Boroondara Store', established by c. 1854 at the north east corner of Auburn Road and Burwood Road. A description by Graeme Butler in his study of commercial areas in Hawthorn, illustrates the diverse and dynamic amalgamation of industry, trade and residences:

From the St. Columb Street area to Glenferrie Road was the Launder property, first a large market garden and greengrocery run by Bellet and Cottingham, and then half a dozen cottages, and tenanted by a succession of occupants. For example, there was a newsagent, plumber, butcher and a carter: all practiced their trade for a year or two, and moved on. A landmark on the south-east corner for many years was Fletcher's Iron Hotel and by the early 1860s it had been joined on the south-west corner by a slaughter and auction yard, a boot maker, plumber and printer of the local newspaper, 'The Boroondara Standard'.¹⁵

In upper Hawthorn, small shops were also appearing along Auburn, Glenferrie and Burke Roads, setting the foundations for the commercial precincts that became landmarks on Hawthorn's urban landscape. The most significant growth and development did not occur until the 1880s and 1890s when they helped to establish Hawthorn's "success as a middle class

¹⁴ Peel et al., A History of Hawthorn, 1993, p.20.

¹⁵ Butler, G., Hawthorn Commercial Area Conservation Study, 1983, p. 3.

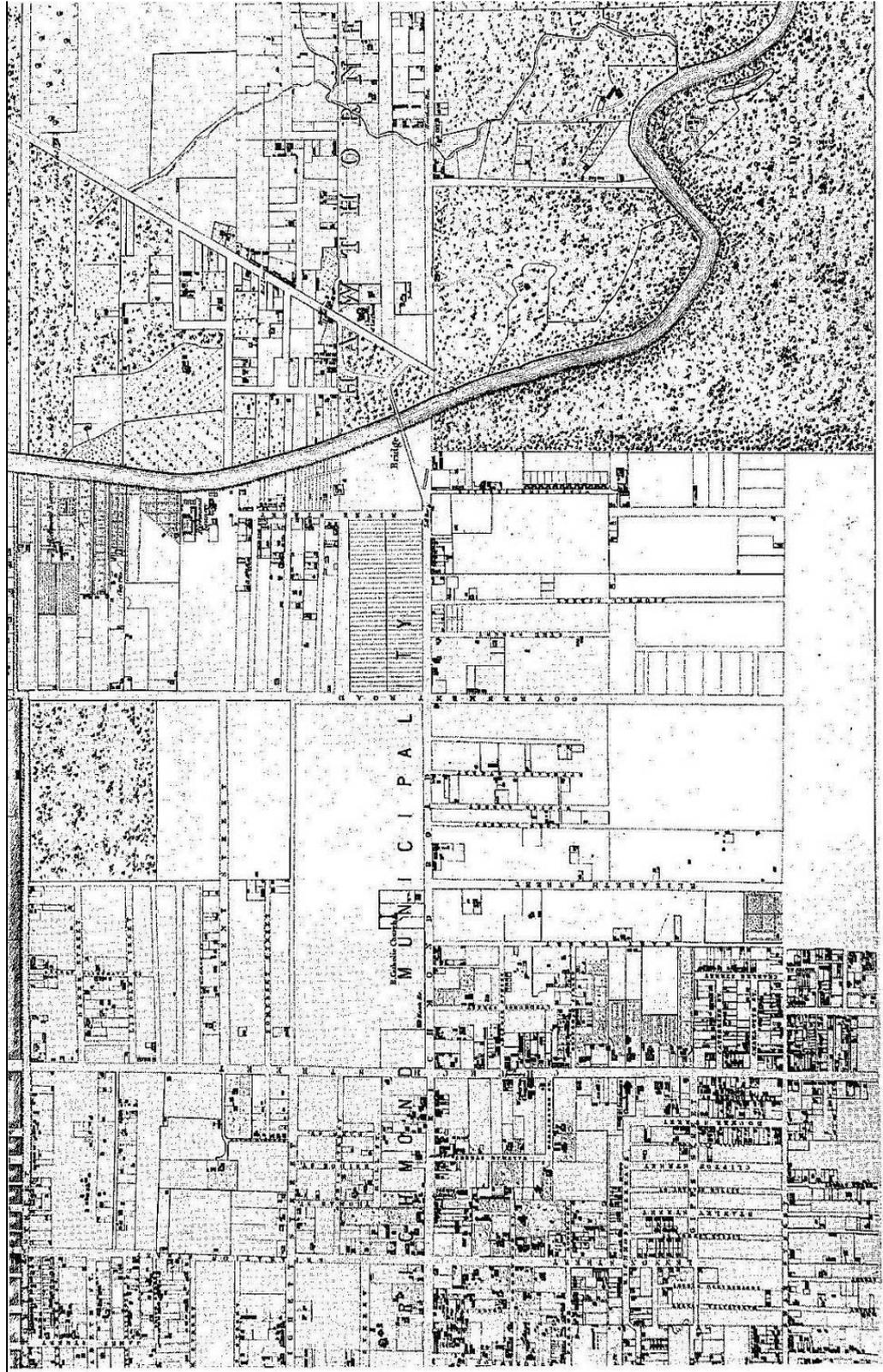
residential suburb".¹⁶ The development of these shopping precincts, centred on the existing small clusters of shops, was prompted by dramatic residential subdivision in Hawthorn following the 1880s land boom.

¹⁶Gould, M., Hawthorn Heritage Study, 1993, p. 53.

Figure 5

Kearney & Clarke's 1855 Map showing Richmond and Hawthorn

[State Library Victoria, Map Collection, in Peel et al, 1993:19]



Small timber shops were once characteristic of the retail districts, however following the prosperity of the 1880s land boom, these were replaced by considerably more grand and ornate brick terrace shop rows, particularly along the main retail strips of Burwood, Glenferrie, Burke and Auburn Roads.¹⁷

Figure 6

Glenferrie Road, Hawthorn.

Creator:
Fritsch,
Augustus
Andrew, c.
1909-1940.

[State Library
of Victoria
AN: H41.233/4,
IN:pc000144]



Figure 7

Auburn Hotel, n.d.

Photographer:
C.J. Frazer

[State Library
of Victoria
AN: H26262,
IN:51636]



As with all Melbourne suburbs in the mid to late nineteenth century, hotels proliferated in Hawthorn, particularly lining the Burwood Road route to the Yarra crossing. Early hotels such as the Queens Arms, the Hawthorne Hotel, Fletcher's Hotel, Auburn Hotel and, the Sir Robert Nickle, encouraged trade and provided recreational opportunities for local workers, wealthy residents and travellers alike. Hotels also served the important function of providing meeting places for a local population lacking in community facilities.¹⁸

The roads of Hawthorn were in poor condition and prone to frequent floods, and as the population increased so too did demands for improved transport infrastructure. Lobbying from both the traders and gentry resulted in the formation in 1856

¹⁷ Context Pty Ltd, Auburn Heritage Study, 2006, p.5.

¹⁸ Peel et al., A History of Hawthorn, 1993, p.p. 16-18.

of the Boroondara Road District (which included Hawthorn, Kew and Camberwell), which was one of the first to be created. Road improvements were made 'in order to foster population growth and trade'.¹⁹ The 1860s saw the implementation of other crucial infrastructure services such as kerosene lights along the main roads (1861), water connection (1865) and installation of a gas main and gas lights (1869).²⁰

Figure 8

Burwood Road in flood.

Creator: Dunne, Patrick
Joseph

[Museum Victoria: MM
008132 C]



The 1860s proved a decade of transformation and prosperity. Hawthorn elected its first Council in 1860 and this led to the construction of the first municipal offices and hall near the corner of Burwood and Glenferrie Roads. This became the geographic centre of the city, shifting it away from Hoddle's Village Reserve. By 1862, there was a library, a tower, police quarters and a court house.²¹

Figure 9

Hawthorn Town Hall

Rose Stereograph Co,
c.1940 - 1960

[SLV H32492/8384]



¹⁹ Gould, M, Hawthorn Heritage Study, 1993, p. 31.

²⁰ Butler, G., Hawthorn Commercial Area Conservation Study, 1983, p. 4

²¹ Butler, G., Hawthorn Commercial Area Conservation Study, 1983, p. 3.

Figure 10

*Hawthorn in 1875,
Melbourne in the
distance*

Artist: Allen, George

[National Library of
Australia vn3257151/
PIC/8959]



Railway expansion

Suburban development was stimulated further by the opening of the railway to Hawthorn in 1861. The coming of the railway led to an influx of middle-class residents as people were able to commute to and from Melbourne and the inner suburbs.²² A surge of public and private buildings followed including various denominational churches and schools, to cater to the growing population.

The residential composition of Hawthorn shifted again in the 1870s as subdivisions of estates gathered momentum when, following the death of some leading district pioneers, large properties were sold to developers who 'carved them up into residential suburban lots'.²³ Examples were the *Grace Park Estate*, part of Lynch's original land. The subdivision was first offered for sale in 1884, but sales were slow despite one advertisement describing it as 'The Most Magnificent Residence Sites Ever Offered to the Public'.

This set the scene for the 1880s boom, which in Hawthorn was further stimulated by the extension of the railway from Hawthorn to Lilydale in 1882 and the spur railway from Hawthorn to Kew in 1887.

Developing the suburban ideal

Hawthorn was proclaimed a Town in 1887 and was elevated to the status of City in 1890. Council began a program of beautification through setting aside funds for the acquisition of parkland toward the end of the nineteenth century. However, rather than being carried out in a planned manner, the purchase of land appeared rather ad-hoc and most of the properties initially purchased by the Council were on land that was deemed unsuitable for development. The abandoned clay pits throughout the suburb were the best available source, while other sites included low lying and flood-prone land adjacent to creeks.²⁴

This was the era of 'Marvellous Melbourne' and a time when Hawthorn became synonymous with the ideal of a fashionable middle-class suburb characterised by villas in garden settings. The 1886 *Melbourne Municipal Directory* stated that:

Villa residences of the latest architecture are being rapidly constructed in this popular suburb ... the healthy and attractive district of Upper Hawthorn having been made

²² Gould, M, Hawthorn Heritage Study, 1993, p.p. 41-42.

²³ Gould, M, Hawthorn Heritage Study, 1993, p. 44.

²⁴ Context Pty Ltd, Grace Park and Glenferrie Oval Heritage Assessment, 2006, p. 16.

*easy of access by increased railway accommodation to the city and elsewhere, villa residences are being extensively erected in the vicinity of the station.*²⁵

In his 1888 account of early Melbourne, Alexander Sutherland described Hawthorn as:

*Hawthorn is a wide area; too wide for many practical purposes, and so subdivisions not known to the authorities are growing up in popular speech. As we follow this main street of Hawthorn, called Burwood Road, which runs exactly two miles down the middle of the municipality, we have to our left Lower Hawthorn, and to our right, St. James's Park, both filled with pleasant villas and mansions. Then come Glenferrie to our left and Hawthorn proper to our right, still intersected by quiet suburban streets that are bordered by hedges and garden railings, the houses behind them almost uniformly surrounded by gardens of luxurious growth, and as a rule of great beauty. The central part of the Burwood Road is a busy district of shops, and there stands the modestly pretty Town Hall of the Hawthorn Borough.*²⁶

Sutherland's rather eloquent account illustrates the garden suburb styling inherent in the residential layout of early Hawthorn, and the characteristics of a peaceful and prosperous suburban ideal that encouraged Melbourne's expanding middle class to settle in the area. The acceleration of development can be measured by the fact that population of Hawthorn tripled from 6000 in 1881 to more than 19,500 in 1891.²⁷

Technological advancements in the 1900s, particularly to transport, permanently altered the streetscapes of Hawthorn. Electric trams replaced the horse drawn variety, and the rise of the motor car industry resulted in residential garages, repair workshops, service stations and petrol pumps marking intersections and replacing stables and coach buildings. Recreational facilities also became centred along Glenferrie Road, with tennis courts, a pool, dance hall and theatre constructed.²⁸

In early 1902, *The Hawthorn and Camberwell Citizen* led a campaign to publicise the lack of a formalised sports ground for the city. The Hawthorn City Sports Ground (other names included the Central Sports Ground, and later the Glenferrie Sports Ground) was laid out to include a football/cricket oval in the centre of the site, and a bowling green, tennis courts and pavilion, hockey ground, swimming baths and 'general reserve' on the east side. According to reports at the time, the Sports Ground was the first of its kind in Australia created by a municipality, and was modelled after English examples. It was the major sporting complex for the City of Hawthorn - although the *West Hawthorn Reserve* and *Rathmines Road Reserve* had included some facilities including

²⁵ Gould, M., Hawthorn Heritage Study, p. 44

²⁶ Sutherland, A., *Victoria and its Metropolis: Past and Present*, Volume 1, 1888, p. 569.

²⁷ Peel et al., *A History of Hawthorn*, 1993, p.45.

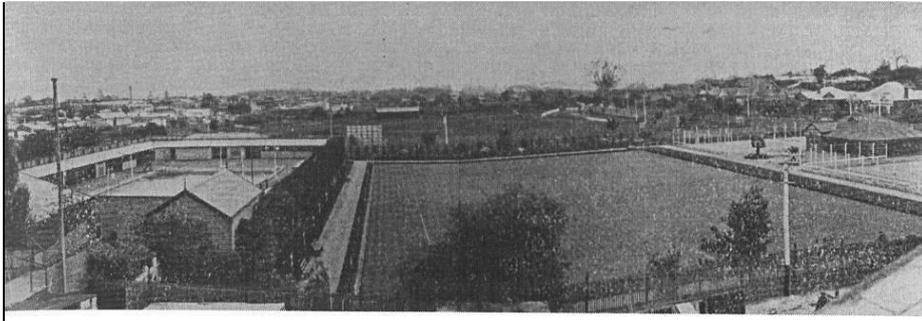
²⁸ Butler, G., Hawthorn Commercial Area Conservation Study, 1983, p. 14.

ovals and bowling greens, this complex was notable for including a wider range of facilities.²⁹

Figure 11

View of the Sports Ground, looking west, c1912.

[Source: Neyland, 2006:15]



Hawthorn continued to grow and prosper and as new trends in housing styles and shifts in demographics resulted in the demolition of many of the mansions to make way for further subdivision, and replacement by institutions, such as Swinburne Technical School.³⁰ However by the 1960s, a resurgence of appreciation and value for the nineteenth century houses and shopping strips resulted in a strong local conservation movement that continues through to the present.

²⁹ Context Pty Ltd, Grace Park and Glenferrie Oval Heritage Assessment, 2006, p.p. 9-10.

³⁰ Butler, G., Hawthorn Commercial Area Conservation Study, 1983, p. 14.

2 WEST HAWTHORN VILLAGE

2.1 History

The historical development of West Hawthorn Village reflects the early settlement and growth of Hawthorn; from the initially sparse development along the Burwood Road frontage in the 1850s to its consolidation as the commercial nexus of the suburb in the 1880s and 1890s.

Burwood Road was the earliest road in Hawthorn. Marked on early plans inter-changeably as Main Road or Burwood Street, it served as the main access and trade route from the punt crossing and later Hawthorn Bridge that linked Hawthorn to Melbourne and the inner suburbs of Richmond and Collingwood. According to Meredith Gould's description, Burwood Road was:

*...the old and original thoroughfare, existing as a track, very muddy and ill-kept, along which rolled creaking wood-carts and bullock drays, bearing produce to town, and taking back supplies to the settlers.*³¹

Burwood Road formed part of Hoddle's 1852 Village Plan boundary. The subdivision and sale of allotments had opened up the trade and residential opportunities within the borough. As Peel notes, 'Boroondara's diversely skilled settlers, as well as the brick makers, labourers, wood cutters and market gardeners, formed an increasingly stable local labour force'.³² Along Burwood Road, various trades and services, such as general stores, butchers, wheel wrights, carpenters and blacksmiths, provided for the 'locals and passer-bys'.³³ The earliest listings of the commercial and trade services in Lower (West) Hawthorn appeared in the 1865 *Sands & McDougall Directories* although there is no numbering of properties or businesses at that period. The first newspaper to service the district, the *South Bourke Standard* was printed from offices in this section of Burwood Road by a Mr. A. Slatterie for several years.³⁴

The coming of the railway in 1861 permanently altered the morphology of the village and accelerated the residential and commercial development of Hawthorn, particularly along Burwood Road.³⁵ Leigh Woolley's study of the urban morphology of West Hawthorn illustrates the importance of the railway:

*The significance of the railway to the growth of the Municipality cannot be under-estimated. Initially the extension of the line from Melbourne was built to a new station near the old Village Reserve (1861). It stimulated subdivision, residential building and commercial expansion. Along with the achievement of municipal status the advent of the railway saw Hawthorn change from a small rural village into a thriving Victorian town.*³⁶

The commercial value of frontages along Burwood Road was quickly realised. The Wesleyan Church owned land which

³¹ Gould, M, 1993, 'Hawthorn Heritage Study, Volume 1', p. 27.

³² Peel et al, A History of Hawthorn, 1993, p. 18.

³³ Butler, G., Hawthorn Commercial Area Conservation Study, 1983, p.p.2-3.

³⁴ Sands & McDougall Directories, 1865.

³⁵ Woolley, L., 2003, 'West Hawthorn Urban Morphology Study', p 13.

³⁶ Woolley, L., 2003, 'West Hawthorn Urban Morphology Study', p 13.

fronted Burwood Road, but the church subdivided this for commercial purposes in 1868.³⁷ The Roman Catholic Church followed suit soon after with land on the opposite side of Burwood Road and Power Street. The gold rush had also flooded Melbourne with unprecedented levels of population and wealth, and a new professional and upper class emerged. Annexed from the industrial, over populated and polluted inner suburbs by the Yarra River, the newly formed Municipality of Hawthorn proved a much more attractive option for settlement. The subsequent growth in population increased demand for goods and services resulting in further commercial consolidation along Burwood Road throughout the 1870s and into the boom decade of the 1880s.

By 1870 an increase in, and diversification of services including store keepers, blacksmiths, news agents, carpenters, drapers, and boot-makers, appears in the Sands and McDougall Directory. The Hawthorn paper, *South Bourke Standard* was still being printed out of the same premises. This later became the *Boroondara Standard* and is listed in the 1880 and 1890 directory as such.³⁸

Much of the development in Burwood Road in the study area dates from the 1870s onwards. One of the remaining few buildings from the 1860s in the study area is on the corner of Burwood Road and Power Street at what is now 107 Burwood Road. Built in 1869 as a tea warehouse for Charles S Fysh, the two-storey building was taken over in the 1880s by William Tate, a grocer and iron monger, as well as hay and corn supplier.

Figure 12

W. D. Tate, grocer and ironmonger, north west corner Power Street and Burwood Road looking north.

[Hawthorn City Library Local History Collection, BRN: 40788]



Characteristic of Melbourne in the mid to late nineteenth century was the proliferation of hotels, and Lower Hawthorn was no exception. Between 1850 and 1870 there were eight hotels in the area.³⁹ On the Burwood Street frontage was the Railway Hotel, opened in 1869 by John Rosney. The hotel changed ownership numerous times over the decades. In 1870, the publican was a Mrs A. J. Howgate who later went on to manage the nearby Hawthorn Hotel.⁴⁰ In 1880 it transferred to

³⁷ Woolley, L., 2003, 'West Hawthorn Urban Morphology Study', p. 19

³⁸ Sands & McDougall Directories, 1880, 1890

³⁹ Woolley, L., 2003, 'West Hawthorn Urban Morphology Study', p 24.

⁴⁰ Sutherland, A., 1888, 'Victoria and its Metropolis – Volume 1', p. 673.

Figure 13

56-58 Burwood
Road, former
Terminus Hotel.
c. 1960s

Photographer:
John T. Collins,

[Hawthorn City
Library - Local
History
Collection BRN:
61751]



William Henderson, then in 1901, to a Mrs Nina Gilbert and by 1910 the publican is listed as being a Mrs V. Mitchell. By 1900 street numbering is used in the Sands & McDougall directory and the Railway Hotel is listed at 69. The early numbering of the study area does vary considerably so it is likely that the Railway Hotel is the present Gibson's Hotel (at number 71-73 Burwood Road). Another significant Hotel of this period was the Terminus Hotel. Built in 1875 on the site of 56-58 Burwood Road, it was demolished in the mid 1990s for an office development.⁴¹

A commercial hub

By the 1880s and into the early 1890s, there was a trend towards more specialised services such as photographers, auctioneers and house agents, patisseries, confectioners, book sellers, dressmakers, chemists, a State Savings Bank and West Hawthorn Post Office. There was also an oyster saloon, popular in Melbourne during this period, which was run by Dennis Dougherty. *Batten W.H. Auctioneer and Estate Agent* was at 60 Burwood Road, adjacent to the Terminus Hotel. Later renamed *Batten & Percy*, the firm operated up until the 1950s and were one of the longest running businesses in Hawthorn. The retail profile of the West Hawthorn Village still retained an eclectic mix of utilitarian services, such as saddlers, tailors and plumbers as well as a small dairy, run by Joseph Cox.⁴²

The most significant legacy of this period to the study area was the development of ornate, double-storey Victorian terraces ranging from one to three shops per building. The transformation of the streetscape reflected the popularity and prosperity of the study area as the leading commercial hub of Hawthorn. It is likely that the majority of these terraces were developed as speculative retail premises, including *Gibney's Building* (1891) at 82-86; *Lansley's Buildings* at 97-101 and the *J. Harrison Building* (1881) at 91 Burwood Road. The majority of terraces also had verandahs with awnings that extended right to the street front, providing shelter to the pedestrians. The terraces not only formed a cohesive and aesthetic retail frontage along Burwood Road, they also increased the commercial space available.

⁴¹ Sands & McDougall Directories, 1870, 1880, 1890, 1901.

⁴² Sands & McDougall Directories, 1880, 1890.

Figure 14

Burwood Road,
Lower
Hawthorn

[Hawthorn
City Library
- Local
History
Collection
BRN: 42151]



It was common for shops to also double as residences and in many of the Sands and McDougall directory entries the multiple occupants of a single building indicate this mixed use. Another characteristic of commercial operations was combining of services. One example of one such entrepreneur is an account of Alexander Callender who ran a newsagent and bakery in Sutherland's 1888, 'Victoria and its Metropolis':

*...born in Stirlingshire, Scotland, and arrived in Melbourne in 1854. He was first employed at the General Post Office to gum stamps, and stayed three months; he next obtained a situation as assistant baker for a year, and after that started for the diggings, where he worked twelve months. He went to the Mount Hope rush, which proved a failure, and after working at his trade some time in Warrnambool, commenced business on his own account as a baker and pastry cook at Camberwell, removing at the end of the year to his present address at Burwood Road. After carrying on trade there for five years, he went to New Zealand, staying there a year, and then coming back to Melbourne, recommenced business in 1867 in the same place as before at Hawthorn, where he remains as a baker and pastry cook, combined with keeping a news agency. In 1876 he purchased the property where he now resides.*⁴³

As noted earlier, street numbers were allocated by 1900. The MMBW Plan in Figure 15 shows the retail pattern of the study area in 1901 along with some interior details which enable identification of use. For example the property at 79-81 Burwood Road shows that it is functioning as a bakehouse with the upper storey being used as a flour loft. Improved transport, along with factors such as rising population and new subdivisions encouraged further commercial development in the early twentieth century, especially connected with the suburb's major retail centres.⁴⁴

Changes in fortune

No major variations occurred in the first decade of the 1900s except for the establishment of an ES & A Bank, listed at number 66. The inter-war period however saw a number of transformations, including the remodelling of a number of

⁴³ Sutherland, A., 1888, 'Victoria and its Metropolis – Volume 1', p. 673

⁴⁴ Gould et al, Hawthorn Heritage Study, 1992, p.60.

shop fronts in the 1920s and 30s, for example the building at 63-65. As the street numbering remains inconsistent it is unclear whether some businesses moved premises or were allocated new numbers. For example in 1910 the West Hawthorn Post Office is listed at 81, but in 1920 it is shown at 87. In the 1930s the Post Office and the E.S & A bank were both listed at either 100 or 104,⁴⁵ The Elgin Hotel was remodelled in 1929 and is at number 75; however in the MMBW Plan in 1901 it is shown as 71. There were few new additions to the retail profile in this period with the exception of a *Quinn's Wine Café* at number 97 and *Raynor Dance Studio* which operated out of the upper storey of number 104 for several years. By the mid - 1930s a library was operating out of 92 -94. There is also a rise in dairy related operations and by 1938 there were two dairies and dairy production outlets at 83, 87, 90 and 76 (*Oakes & Sons Ltd Dairy*).⁴⁶ There are a number of vacancies listed for the first time in several decades and an increase in trade services. This seems to indicate a shift back to more utilitarian goods and services, likely to have been precipitated by the depression years and the impact of transport changes on the study area.

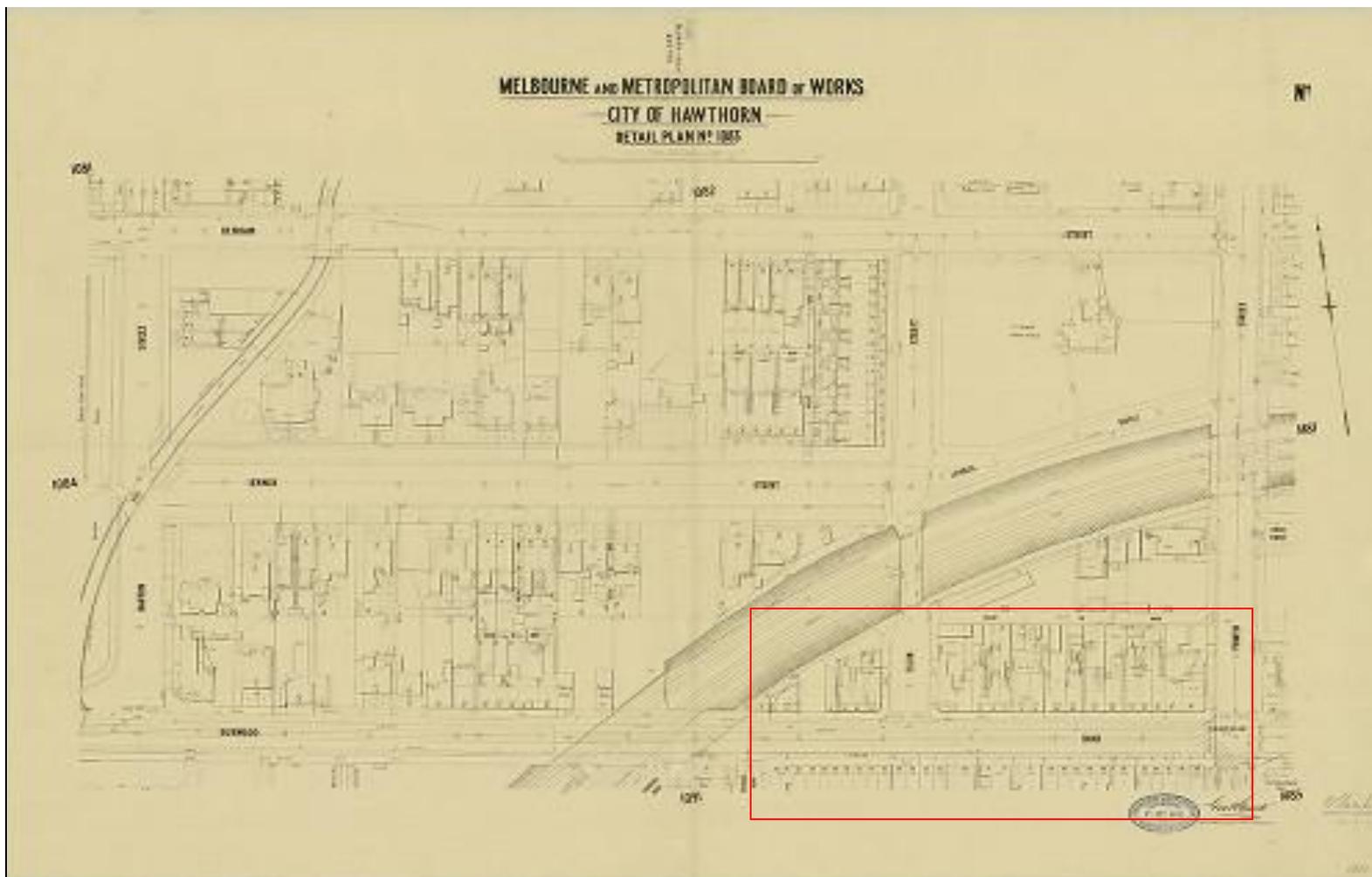
⁴⁵ Sands & McDougall Directories, 1901, 1910, 1920.

⁴⁶ Sands & McDougall Directories, 1920, 1938.

Figure 15

*MMBW Plan 10F
1083, showing
the study
area in 1901*

[State
Library of
Victoria, IN:
bw0100]



Since the late nineteenth century a horse tram route had been operating via Burwood Road and along Power Street. Combined with the close proximity of the railway station, pedestrian access to the study area was convenient. However modernisation of transport modes transferred customer mobility and preferences away from Burwood Street. The electrification of trams heralded the construction of a new electric tramway along Riversdale Road in 1916 by the Hawthorn Tramways Trust. As Woolley explains:

The creation of the Riversdale Road tram only served to inflame passions over the languishing Burwood Road. A proposed second route along the length of Burwood Road had been dismissed as duplicating the railway. Only a branch line, created from the old horse tram route along Burwood Road, Power St and Riversdale Road opened on June 26, 1916. The desire by traders to have a dedicated line along the length of Burwood Road was never to be realised particularly as the rise of the motor car had begun to alter public mobility and perceptions.⁴⁷

The result was to effectively cut off the study area from the rest of Hawthorn's commercial centres, and the shops east of Power Street were subsequently replaced by light industrial buildings. By the 1960s the impact of 'vehicular orientated convenience shopping'⁴⁸ on the study area was escalating, as cars became more affordable, greater numbers of customers were able to travel further distances for goods and services, such as at the newly opened Chadstone Shopping Centre, particularly as there were limited car parking options along Burwood Road. In what was a likely initiative to attract the local customer base back to the area through the provision of off-street parking, Hawthorn Square was developed (circa 1985). Consequently the continuous Victorian two storey shops from 88 to 104 were demolished to make way for the set back shopping complex.

Although the 1980s and 1990s saw the loss of a several more nineteenth century buildings such as at number 62 (now a travel agent), and the Terminus Hotel, the majority of shop frontages have been retained, both in function and form, ensuring that the commercial continuity of the area has remained intact since the 1850s.

⁴⁷ Woolley, L., 2003, 'West Hawthorn Urban Morphology Study', p 36.

⁴⁸ Woolley, L., 2003, 'West Hawthorn Urban Morphology Study', p 46.

Figure 16

*Corner of
Burwood Road
and Power
Street, c.
1960s*

[Hawthorn
City Library
- Local
History
Collection
BRN: 62280]



Figure 17

*Corner of
Morang and
Burwood Road,
c. 1970,
showing No.
62 at far
right (now
demolished)*

Photographer:
John T.
Collins

[Hawthorn
City Library
- Local
History
Collection
BRN: 61755]



2.2 Description

West Hawthorn Village extends either side of Burwood Road, bounded by the railway line and Elgin Place to the north, Power Street to the east, Morang Road to the west and Roche Street and Burwood Road to the south. Between Elgin Place and the railway line the land is being developed.⁴⁹ The north side of Burwood Road has a higher degree of integrity than the south side where there has been demolition of several key buildings.

The urban form of West Hawthorn Village is comprised of two storey buildings with no setback from the property boundary. Post supported verandahs were once common, however these have been demolished and replaced with either cantilever verandahs or modern canvas awnings. There are few original ground floor shopfronts remaining although 63-65 Burwood Road (See Figure 23) is a good example of a shopfront contemporary with the building, dating from c.1920. 85-87 Burwood Road (Figure 18) has recessed entries and tiled stallboards and appears to have elements of the original shopfronts.

⁴⁹ September 2009

Figure 18

*Streetscape,
85-107
Burwood Road*



Several laneways between buildings give access to the rear of properties between 77-79 and 83-85 Burwood Road. These have subsequently been built over, however the laneway between 87-89 Burwood Road is still open.

The building parapets are a distinctive feature of many of the buildings and contain the traditional Victorian elements of balustrades, triangular and curved pediments, urns and cornices. Upper floor facades are generally intact and often contain lettering of the building name and date of construction. The material is cement render with red face brick to the backs of buildings. There is a good view of the rear of several shops from Roche Street.

A fairly typical building form is the single building composed of three ground floor shops and three to six windows across the first floor with one centrally placed parapet decoration. Lansely's Buildings at 97-101 Burwood Road (Figure 19) is a good example of this type.

107 Burwood Road is a key building as it displays the architectural characteristics of early-mid Victorian buildings. The side elevation along Power Street is especially intact with the chimneys and one and a half storey building at the rear (Figure 21).

The corners of Elgin Street and Burwood Road both contained hotel buildings. Whilst the former Gibson's Hotel at 71-73 (Figure 20) is now used for retail purposes, the Elgin Hotel still operates. It has however been significantly altered, but the original building form is still in evidence.

Infill buildings on the north side of Burwood Road have small frontages and are generally not too visually intrusive. However 67-69 creates a different orientation to the street that breaks the rhythm of nineteenth century buildings.

The former Terminus Building at the western end of the precinct would have also been a key building with its early Victorian splay corner following the line of Evansdale Road. The demolition of this building has been particularly unfortunate for the integrity of the precinct.

The modern development that has replaced two storey Victorian buildings at 88-104 Burwood Road completely alters the urban form of the precinct. There has been some attempt to

punctuate the corner of Burwood Road with a free standing building, however this is not sufficient to restore continuity to the streetscape.

Figure 19

*Lansely's
Buildings 97-101
Burwood Road*



Figure 20

*Former Hotel,
71-73 Burwood Road*



Figure 21

107 Burwood Road



Figure 22

*Shop front detail,
70 Burwood Road*



Figure 23

*Shop front detail,
65 Burwood Road*



Figure 24

*Streetscape,
72-86 Burwood Road*



2.3 Assessment of significance

Comparative analysis

West Hawthorn Village is one of a number of commercial areas adjacent to railway stations in Boroondara, including Auburn Village (HO260), Glenferrie Road, and Maling Road, Canterbury (HO145). All of these places have a specific character, however West Hawthorn is the earliest due to its strategic location on Burwood Road river crossing. It is also the most consistent in architectural period and style.

Historic significance

Burwood Road was the earliest thoroughfare connecting Richmond and Collingwood with the farms and market gardens to the east of the river. West Hawthorn is the earliest commercial centre in Hawthorn and Boroondara and has been continuously occupied by commercial premises from the 1850s to the present.

Consolidation and growth in West Hawthorn followed the construction of the railway and Hawthorn station in 1861. There appears to be no buildings remaining from before 1861, and the earliest extant building at 107 Burwood Road (a former tea warehouse) was constructed in 1869. West Hawthorn did not continue to prosper after the depression of the 1890s and as a consequence the buildings display a consistent late Victorian character with few examples of the Edwardian or Inter-war styles.

By the time that the route of the Burwood Road tram into Power Street was established in 1916, West Hawthorn became further isolated from growth happening to the east. The extension of the railway to Glenferrie and Auburn stations, and the rise in importance of these centres also contributed to the demise in importance of West Hawthorn as a commercial centre by the turn of the century. (RNE Criterion A.4)

Aesthetic significance

West Hawthorn village is a consistent group of late Victorian shops and hotels that almost entirely predate the influence of the Edwardian style on shop buildings. Many buildings display the typical pattern of three ground floor retail shops designed to appear as if they are one building. The rhythm of the windows at the upper floor and the design of the parapet unites the composition of the building.

There are several one storey Interwar shops close to the railway line at 59-65 Burwood Road however the remainder of the buildings on both sides of Burwood Road have been constructed in a short time frame of 1881-1891, corresponding with the boom in population in Hawthorn at that time. Consequently they are of a common siting, scale, fenestration material and ornament. There is no evidence of the work of prominent architects and the buildings are largely of a form and detailing found in other inner urban localities.

107 Burwood Road is significant for its early date of construction of 1869, predating all other buildings in West Hawthorn. The upper floor windows display the original form of central double hung sash set between two sidelights. The Power Street elevation has been altered by the removal of a projecting entrance, but the forms of the main building and the smaller annexe at the rear are visible. The roof form and chimneys are notable features. (RNE Criteria D.2, E.1)

Social significance

West Hawthorn village has strong social values as a shopping centre serving the local community since the 1850s. (RNE Criterion G.1)

2.4 Statement of significance***What is significant?***

West Hawthorn village, comprising the buildings and public domain infrastructure generally constructed between 1869 and c.1920, and located at 57 - 107 and 60 - 86 Burwood Road. West Hawthorn village is comprised of buildings representing a narrow period of development from the 1870s to 1900 and has examples of late Victorian two storey shops that are consistent in scale and form with minor variations in detail and embellishment. The two hotels facing Elgin Street address their corner location and provide three dimensional form to the precinct. The former tea warehouse at 107 Burwood Road is considered to be individually significant for its early construction date and integrity, particularly on the Power Street elevation.

How is it significant?

West Hawthorn village is of local historic, aesthetic and social significance to the City of Boroondara.

Why is it significant?

West Hawthorn village is of historic significance in representing the transformation of Hawthorn from a rural village in the 1850s to a thriving Victorian town by the 1890s. It represents a continuous land use as a commercial centre from the 1850s, and one that predates the construction of the railway in 1861. Whilst the street now largely comprises buildings from the 1880s and 1890s, the former tea warehouse of 1869 at 107 Burwood Road predates other buildings in the precinct. (RNE Criterion A.4)

West Hawthorn village is of historic significance as a commercial centre that demonstrates the strategic location of Burwood Road as the earliest river crossing on the Yarra, followed by urban consolidation as a result of the railway, and decline following the railway extension to Glenferrie and the electric tram route into Power Street. (RNE Criterion A.4)

West Hawthorn Village is of aesthetic significance as a representative example of a Victorian commercial streetscape containing shops and hotels from the period 1881-1891. The comparatively narrow period that is represented by the present buildings is unusual in the context of Boroondara where a mix of periods and styles is more usually represented in commercial streetscapes. The groups of shop rows are relatively intact and have common elements of siting, scale, fenestration and ornament. (RNE Criteria D.2, E.1)

West Hawthorn village has strong social values as a shopping centre serving the local community since the 1850s. (RNE Criterion G.1)

Schedule of buildings West Hawthorn Precinct

No	Street	Comment	Level of significance	Recommended for inclusion in precinct
56	Burwood Road	3 storey contemporary	Non contributory	No
57	Burwood Road	Single storey Victorian shop	Contributory	Yes
59-61	Burwood Road	Single storey inter war shops	Contributory	Yes
60-62	Burwood Road	Contemporary shop	Non contributory	Yes
63 - 65	Burwood Road	Single storey interwar shop with original shopfront	Contributory	Yes
64	Burwood Road	2 storey Victorian	Contributory	Yes
66-70	Burwood Road	2 storey Victorian	Contributory	Yes
67-69	Burwood Road	1970s brick	Non contributory	Yes
71-73	Burwood Road	Hotel	Contributory	Yes
75	Burwood Road	Hotel	Contributory	Yes
72-78	Burwood Road	2 storey Victorian	Contributory	Yes
79	Burwood Road	Contemporary shop	Non contributory	Yes
80-86	Burwood Road	2 storey Victorian	Contributory	Yes
81-83	Burwood Road	2 storey Victorian	Contributory	Yes
85-87	Burwood Road	2 storey Victorian	Contributory	Yes
88-104	Burwood Road	Contemporary shopping centre	Non-contributory	No
89	Burwood Road	Contemporary post office	Non contributory	Yes
91	Burwood Road	2 storey Victorian	Contributory	Yes
93, 95-95a	Burwood Road	2 storey Victorian	Contributory	Yes
97-101	Burwood Road	2 storey Victorian	Contributory	Yes
103	Burwood Road	Single storey Victorian	Contributory	Yes
107	Burwood Road	2 storey Victorian	Significant	Yes

Schedule of buildings - extension to Morang Road Precinct H0156

No	Street	Comment	Level of significance	Recommended for inclusion in precinct
8	Evansdale Road	Single storey Victorian	Contributory	Yes
2	Morang Road	Single storey Federation	Contributory	Yes
4	Morang Road	Single storey Federation	Contributory	Yes
6	Morang Road	Single storey Victorian	Contributory	Yes
34	Morang Road	Single storey Victorian	Contributory	Yes

36	Morang Road	Single storey Victorian	Contributory	Yes
38	Morang Road	Single storey Victorian	Contributory	Yes
40	Morang Road	Single storey Victorian	Contributory	Yes
2	Rosney Street	Single storey Victorian	Contributory	Yes
3	Rosney Street	Single storey Victorian	Contributory	Yes
4	Rosney Street	Single storey Victorian	Contributory	Yes
5	Rosney Street	Single storey Victorian	Contributory	Yes
2	Railway Place	Single storey Victorian	Contributory	Yes

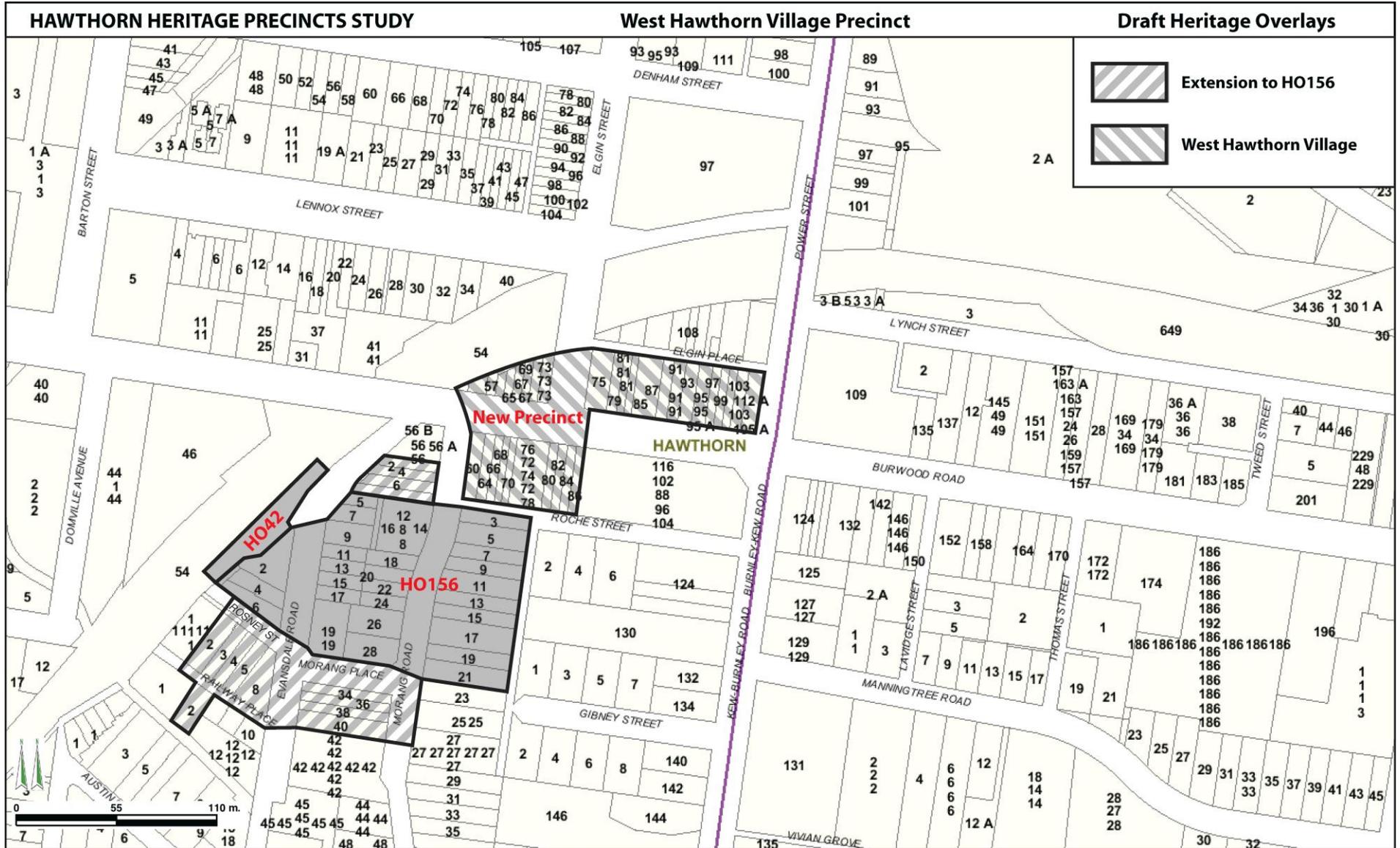
2.5 Statutory recommendations

It is recommended that:

- The West Hawthorn Village commercial precinct is added to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entry as shown below.
- The extent of registration is the whole of the precinct as shown on the precinct map and defined by the title boundaries of the Significant and Contributory places.
- *Hawthorn Heritage Precincts Study Volume 2: Precinct Citations* is adopted as a Reference Document to the Boroondara Planning Scheme.

External Paint Control Apply?	Internal Alterations Control Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Include the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
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No	No	No	No	No	No		No
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3 MANNINGTREE ROAD PRECINCT

3.1 History

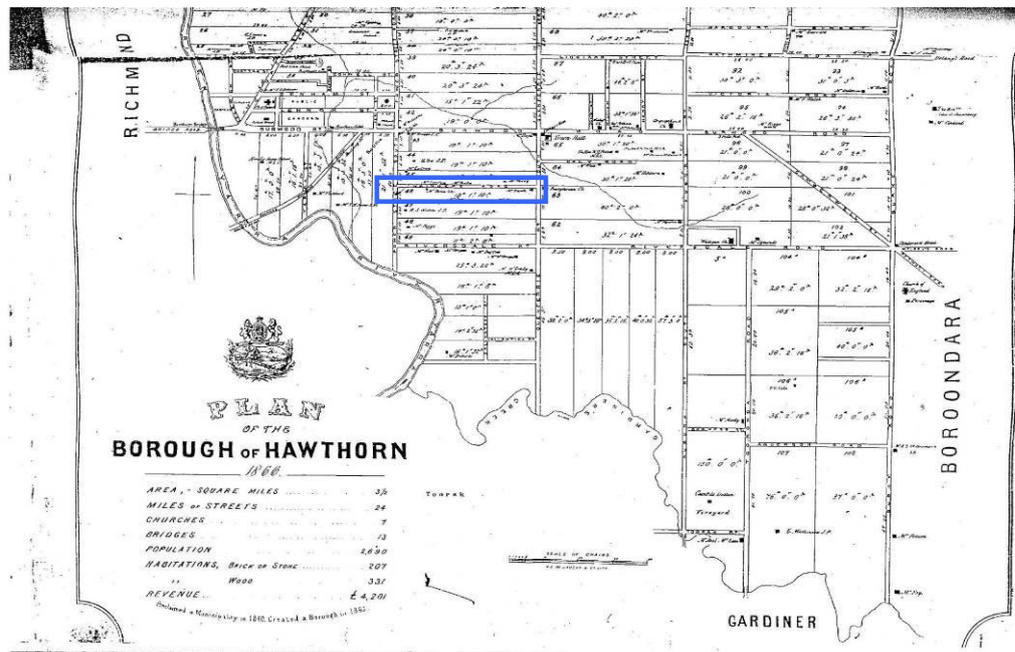
The Manningtree Estate

Manningtree Road was laid out in 1873 from Crown Allotment 44, the original Manningtree Estate of Henry Box. A successful merchant, Henry Box purchased the land in 1854, building his homestead, Manningtree in 1863 for £320 in the south-west end of Manningtree Road. Box was an influential figure in the early days of Hawthorn. He was on the Boroondara Road Board from 1856-1858, and a member of Council in 1863. His political career also included being the returning officer for the district of South Bourke from 1863 - 1865, being a member of several committees, a Cemetery trustee and a generous philanthropist to several churches and the National School.⁵⁰ A section of his estate was locally referred to as 'Box's Paddock'. A waterhole was on this site until it was filled in 1872 allowing the Hawthorn Football Club to use the land from 1873 until it was developed.⁵¹ A local butcher, Lloyd, also had a small dwelling on his paddock near Glenferrie Road, for several years from 1863.⁵²

Figure 25

Plan of Hawthorn, 1866. Henry Box's property is highlighted in blue.

[Source - Hawthorn Historical Society Plan Collection]



Speculation and suburban development

The emerging prosperity of the suburb during the 1860s and 1870s had resulted in a substantial population boom, consequently numerous large private landholdings and estates were subdivided to utilise the commercial and residential interests in the area. The close proximity of Manningtree Road to the commercial hub of lower Burwood Road guaranteed it was a prime position for investors. Box sold off most of

⁵⁰ Hawthorn Peppercorns, p. 61-62

⁵¹ Hawthorn Streets Index, p. 52

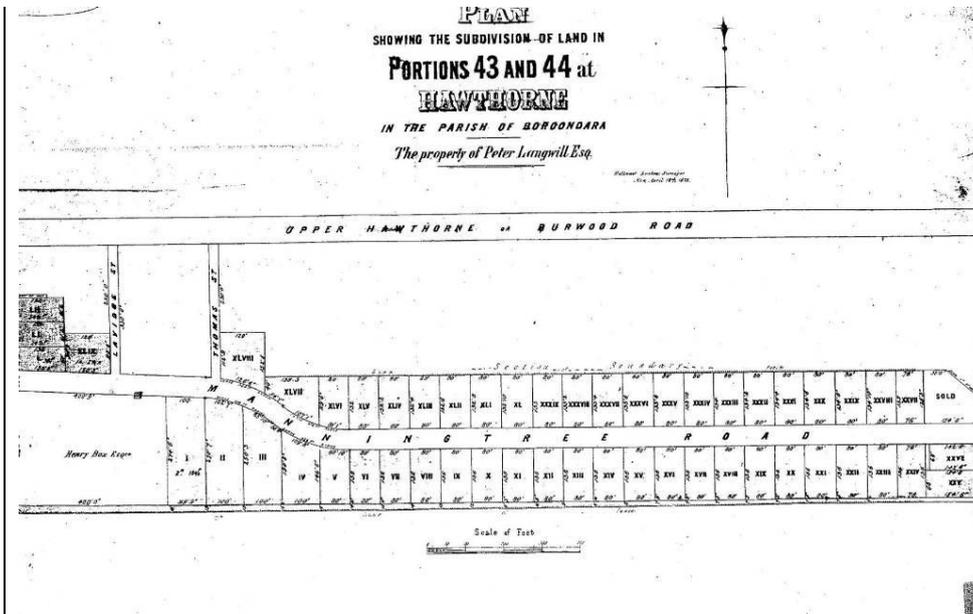
⁵² Hawthorn Streets Index, p. 52

his estate east of Manningtree (sections of Crown Allotments 43 and 44) to Peter Langwill in 1872. By 1873, and with the road now running through, Langwill subdivided his land into 52 allotments (see Figure 26). These were surveyed by Lexton Holland, and advertised for sale by John Toon. Lots were sold at under £2 per foot.⁵³ From 1873 and into the 1880s the pattern of residential growth in Manningtree Road was largely through speculative development. Several builders purchased allotments from this first subdivision sale of 1873.

Figure 26

Plan of Manningtree Road Subdivision, by Lexton Holland, 18/4/1873

[Source - Hawthorn Historical Society Plan Collection n)



In 1877 there were only ten homes in Manningtree Road and much of the development appears to have occurred during the boom years of the 1880s. By 1889, Manningtree Road had over sixty residences, which are shown in the MMBW drainage plan (Figure 27).⁵⁴ Council rate books from this period list early residents of Manningtree Road. Unfortunately property numbering was not allocated until the 1890s; however the descriptions give a profile of property owners and provide an indication of the physical evolution of the road. As noted earlier, speculative development accounts for much of the early housing. A typical pattern was the purchase of several allotments by builders or investors, who would then construct residences, sell and move on. For example, Thomas Biggs (builder) had built 4 houses (later identified as 37, 39, 53 and 59) by 1880.; David and James Swan (builders), had built three houses by 1879; George Munroe, a joiner, built 4 brick houses, one each in 1876 and 1878 and another two by 1882;

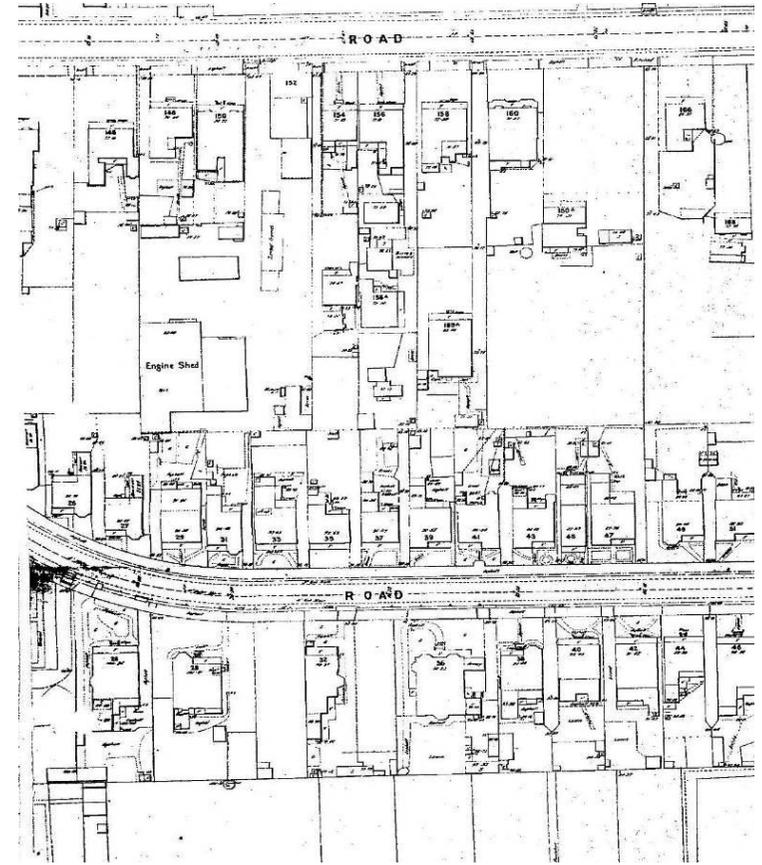
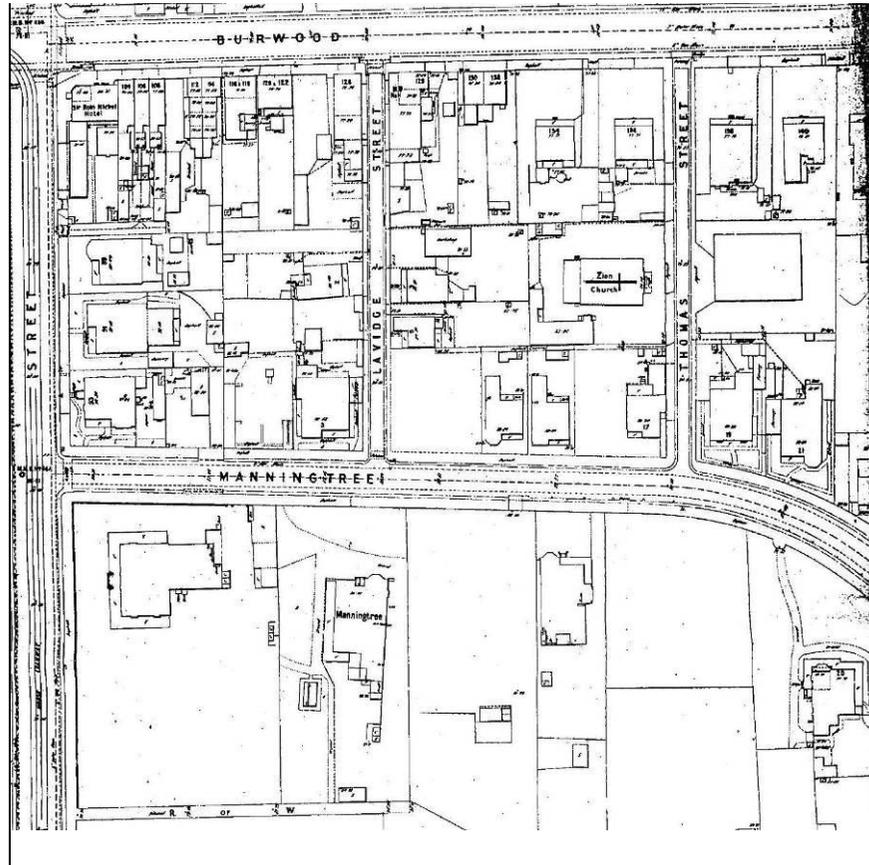
⁵³ Hawthorn Streets Index, p. 52

⁵⁴ Hawthorn Streets Index, p. 52

Figure 27

MMBW Plans 1886
 City of
 Hawthorn,
 Details of
 1485, 1486,
 1487 showing
 western and
 central
 sections of
 Manningtree
 Road

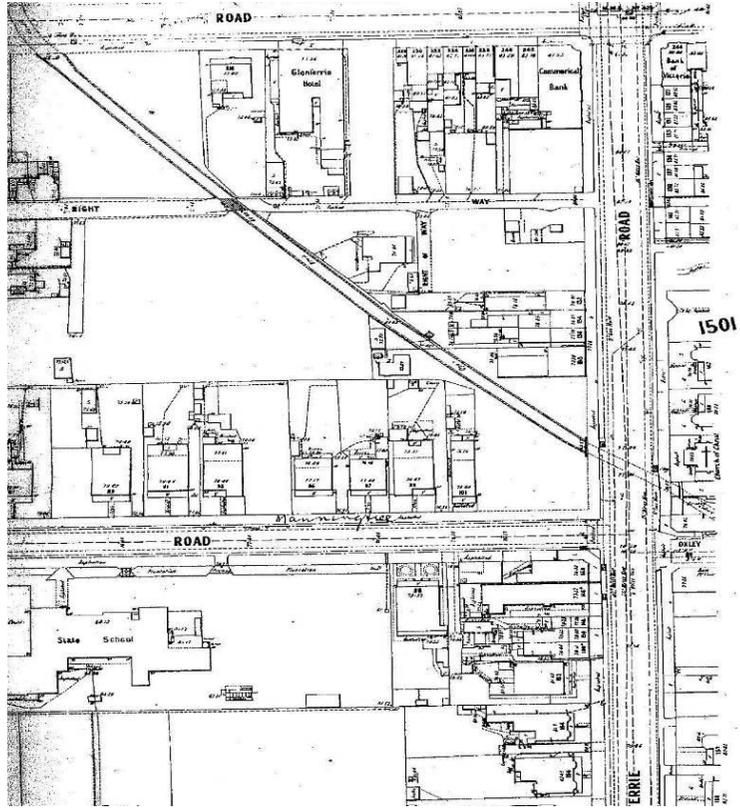
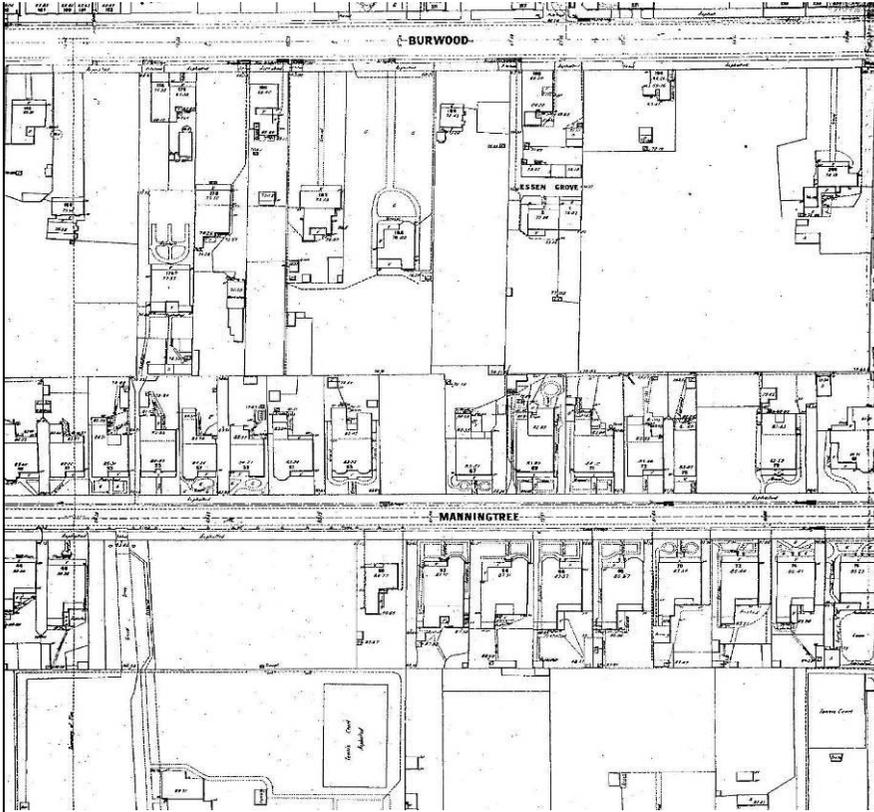
[Source -
 Hawthorn
 Historical
 Society Plan
 Collection)



HAWTHORN HERITAGE PRECINCTS STUDY

MMBW Plans 1886
City of
Hawthorn,
Details of
1485, 1486,
1487 showing
central and
eastern
sections of
Manningtree
Road

[Source -
Hawthorn
Historical
Society Plan
Collection]



Watkin Williams (builder) had built two brick houses by 1887; and, Lewis Thomas, a contractor, had between 1880 and 1882 four houses constructed (later identified as numbers 38, 40, 62 and 64).⁵⁵ Another builder, James Anderson, who built St. Columb's Church and the Hawthorn Town Hall, also constructed a brick house in the early 1880s.

The relative affordability of the allotments meant that the comparatively less affluent (compared to other areas in Hawthorn) could purchase houses and land for investment or for residency. For example, George Palmer, (originally a squatter with a house in Weinberg Road, now Wattle Road), built two of the first houses on the road in 1873. A gardener, Daniel Hopper, had built, in 1880, two weatherboard houses. Other early residents that owned or rented residences include George Dean (salesmen), William McComas (merchant), William Masey (broker), Richard Perrot (accountant), Peter Langwill (ironmonger and original owner of the land prior to subdivision), and J.K. Joyndt (grain merchant). Many of them, such as William McComas, worked along the commercial strip of Burwood and Glenferrie Roads, to which Manningtree Road was ideally situated.⁵⁶

Manningtree Road was almost fully developed by the last decade of the nineteenth century. In keeping with the burgeoning reputation of Hawthorn as a 'garden suburb', an avenue of street trees was planted about this time or early in the twentieth century.

Notable residents and their houses

Several early properties along Manningtree were included by Graeme Butler and Associates in the *Upper Hawthorn Conservation Study*, 1983, and Meredith Gould's *Hawthorn Heritage Study*, 1993. Extracts from these studies are detailed in the following place histories listed below:

The Box family and 'Manningtree'

Box and his family remained at their Manningtree homestead (at No. 2) which was renovated and extended in 1883 (Manningtree was extensively altered in the 1960s to be a nursing home, and is still used for this purpose by owners Vasey RSL Care.). The homestead land was further reduced in 1900,

⁵⁵ Hawthorn Peppercorns, p. 162

⁵⁶ Hawthorn Peppercorns, 162

Figure 28

2 Manningtree Road, 1963 showing original Manningtree Homestead at rear

Photographer: John T. Collins

[Source: Hawthorn Historical Society]



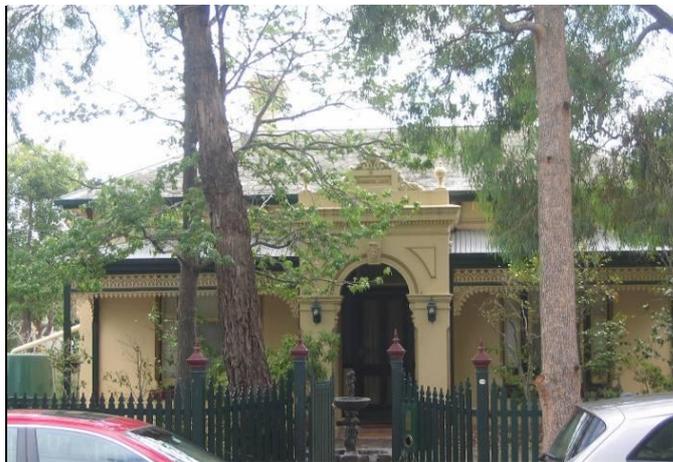
'Manningtree Manor' - 79 Manningtree Road

Built 1880-81, Lewis Thomas, a Welsh builder, built large hotels, shops and dwellings in many different suburbs, but principally in Hawthorn where he lived from the 1870s. He bought land, built and soon after moved on. He was responsible for houses in Manningtree Road which was put through the Manningtree property in the early 1870s. He built number 79 in 1880 -1. The first occupier was William Walton, civil engineer, who had lived further along in the street since 1879. By 1883, number 79 was in Elizabeth Walton's name, having perhaps also been extended. Four years later, a house had been built next door on Walton's land, now number 81. George Murchie the long serving Age journalist lived there in 1907 and later James Gall.⁵⁷

Figure 29

79 Manningtree Road

[Context, 2008]



81 Manningtree Road

81 Manningtree Road was built on Walton's garden in 1887. It is listed as vacant in the Directories for 1888. Its first occupant was Ernest Parker, manager of Huddart, Parker and Co., in Collins Street and probably connected with Parker and Bird's Saw Mills in

⁵⁷ Butler, 159

Burwood Road, Hawthorn from the 1850s. Charles Johnston lived here during the 1890s and later it was the Misses Corries' Nurses' Home before the First World War. During the 1930s, Mrs E. Aylen lived there, possibly the umbrella maker from 633 Burwood Road (1919).⁵⁸

Figure 30

81
Manningtree
Road

[Context,
2008]



Boonoke - 4 Manningtree Road

This building is connected with the Patterson Family who owned the grand mansion at 131 Power Street now known as Rossbourne House in 1901. At the time of construction the property was called *Boonoke*. John Patterson (1841-1930) was born in Collingwood. After a private education he travelled to Scotland then returned to Australia, purchasing several NSW properties, including one known as *Boonoke* near Hay in the 1860s. Patterson commissioned prominent architects Oakden and Ballantyne to design his flamboyant mansion. In 1905 Patterson was involved in a buggy accident and he sold his pastoral holdings, investing instead in bonds and businesses including the Standard Brick and Tile Company in Box Hill. In 1923 Patterson gave the property at 131 Power Street to the Presbyterian Church and built a new house on land fronting Manningtree Road. The name *Boonoke* transferred to the new property where Patterson lived until his death in 1930.⁵⁹

11 Manningtree Road

James McCausland, accountant, was the owner in 1892 of a six-roomed brick house on the north side of Manningtree Road, later known as No. 11. The address is confirmed in the later 1890s, when Marcus McCausland was the occupier.

⁵⁸ Butler, 162

⁵⁹ Gould (no page)

Figure 31

11
Manningtree
Road

[Context,
2008]



Changes in the mid-twentieth century

From the 1940s many of the grander residences became apartments or private nursing homes in the 1960s.⁶⁰ Several houses have also been demolished to accommodate flats or more modern housing, most recently Risdon at 28 Manningtree Road. A number of houses have also had alterations, particularly since the 1980s, however the overall street has retained its character. There are few instances of houses being altered substantially.

3.2 Description

Scale, form and siting

Manningtree Road comprises single storey detached houses of moderate size, set in garden surrounds. Most houses appear from the street to be single storey except for some properties at the Power Street end. The houses are of a consistent size that is larger than the single fronted terrace or detached house, but smaller than the residences in higher status areas such as Grace Park. They are of the 'villa' type built largely to accommodate the middle classes that aspired to quality houses scaled down to suit their circumstances. Fencing is generally low and of timber picket construction which adds to the appreciation of the houses and their gardens from the street.

Subdivision layout and public realm

Manningtree Road exemplifies the garden suburb in a modest form. Unlike neighbouring Wattle Road, the original subdivision layout for Manningtree Road is the same as that which is evidenced today. There have been no subdivisions of large allotments into smaller parcels. The bent layout of the street is similar to that of more prestigious Lisson Grove. The bend provides a focus to the street, limiting views along its length (Figure 32).

There are relatively immature street trees throughout the length of the street. These have been planted to achieve consistent variety and form and now provide a canopy to the street.

⁶⁰ Hawthorn Streets Index, p.52

Building styles

The contribution of builders and other craftspeople to the streetscape is that of a distinct local vernacular that integrated elements based on popular architectural designs and styles. In addition to this, the practice of multiple residential developments by the same builder resulted in a number of distinct groupings of house styles forming along the road.

There are a high proportion of Victorian Italianate houses of asymmetrical form including nos. 62, 64 (see Figure 33), 66 and 68, and there is a distinctive use of bichrome brickwork, several of which display this feature to bold and dramatic effect, including nos.21, 23 (see Figure 34) and 25. The houses at No.14 (Figure 35) and nos. 58 & 58A (Figure 36) are notable examples of Edwardian design. There are several brick inter-war houses including nos.4, 15, and 65 that are similar in scale, and of equivalent design quality.

Most buildings are of stucco or face brick and there is a consistent use of slate and terra cotta Marseille tile for roofing. Verandahs are generally intact and have cast iron or timber friezes and balustrades. Chimneys are a distinctive feature of many houses and are decorated in brick, stucco or roughcast. The house at No.13 has notable detailing to the gable end (Figure 37), while the house at No.35 appears to have an earlier form compared to other houses (Figure 38).

Integrity

The central part of the street is very consistent with a high proportion of contributory buildings. The consistency extends to two groups of adjacent houses of identical style including nos. 23, 25, 27 and nos.62, 64, 66 and 68.

The street has limited contemporary development apart from the construction of aged care and units on the south side at the western end where some site consolidation has taken place. No.28 has been demolished since the previous heritage studies have been completed and a new house is currently under construction. No 55-57 is currently being developed.⁶¹ The former Box house, Manningtree, has been altered substantially by later additions but still retains some of its original form and features. (Figure 39).

⁶¹ September 2009

Figure 32

Manningtree
Road
streetscape

[Context,
2008]



Figure 33

64
Manningtree
Road,
typical
Victorian
Italianate
house.
Matches
with Nos.
62 and 66.

[Context,
2008]



Figure 34

23
Manningtree
Road,
bichrome
brick
detailing

[Context,
2008]



Figure 35

14
Manningtree
Road

[Context,
2008]



Figure 36

58, 58a
Manningtree
Road,
Attached
Edwardians

[Context,
2008]



Figure 37

13
Manningtree
Road, Gable
end
decoration

[Context,
2008]



Figure 38

35
Manningtree
Road, Early
Victorian
form

[Context,
2008]



Figure 39

2
Manningtree
Road -
compare
with Figure
28

[Context,
2008]



3.3 Assessment of significance

Comparative analysis

The analysis undertaken shows that Manningtree Road is a highly consistent streetscape of late nineteenth and early twentieth century villas that were built for the emerging middle classes and represent the emergence of the garden suburb in Boroondara. Large precincts including those on the north side of Prospect Hill Road (HO159), Maling Road (HO145) and Lyndhurst Crescent (HO155) contain examples of the type of villa housing found in Manningtree Road, however not to the extent or degree of integrity evidenced in Manningtree Road. Manningtree Road comprises similar styles of houses to those in Lisson Grove but scaled down to suit the smaller allotments and budgets of developers and owners. Manningtree Road provides an extensive and highly intact street of garden villas of a moderate size on a continuum between the single fronted terrace and the mansion.

Historic significance

Manningtree Road has historic associations with Henry Box who was a successful merchant, philanthropist, and member of the Hawthorn Council in 1863. Box once owned the entire estate from which Manningtree Road was constructed and laid out. His homestead at 2 Manningtree Road once occupied a large site and still remains though in a much altered form. Peter Langwill who purchased the allotment from Henry Box sold the first allotments in the initial subdivision in 1872-1873. Several builders purchased multiple allotments and went on to build several residences of similar design.

Manningtree Road has associations with the prominent Riverina pastoralists the Patterson family. 4 Manningtree Road known as Boonoke (named after the Riverina property owned by Patterson) was built by John Patterson (Oakden and Ballantyne were responsible for the design of Rossbourne house and possibly no.4 as this has a stylistic resemblance to other works by the same architect). Large sites tended to be located at the ends of the cross streets, and Manningtree Road is no exception.

Many of the houses in Manningtree Road were built speculatively as part of the development boom in Hawthorn in the latter half of the nineteenth century. (RNE Criteria A.4, H.1)

Aesthetic significance

Manningtree Road is an example of an early middle class area that shows the development of Hawthorn into a more prestigious suburb by the end of the nineteenth century. It provides a clear demonstration of the type of subdivision designed to cater for the rising middle class of successful business and professional people of the latter nineteenth century. The villas set in gardens are largely scaled down versions of the Victorian mansions built by the more affluent.

Boroondara provides a great deal of housing of this type and many of the residential precincts contain examples of this type of house. The unusual feature

of Manningtree Road is the consistency of architectural style and the single storey scale of the houses. There are fine examples of each style from Victorian to Interwar however the predominant architectural style is the asymmetrical Victorian Italianate with projecting room and bay window.

Manningtree Road is a representative example of the speculative subdivisions that transformed Hawthorn in the nineteenth century. The allotments are of a consistent size and represent the first subdivision of the crown allotment. This largely remains today apart from the consolidation of some sites at 20-28 Manningtree Road for flat development.

There are a number of properties of individual local significance. These have been identified primarily for their distinctive and unusual architectural features or historical associations. No 13 has unusual gable end decorative elements whilst nos 7, 9 14 and 58 are particularly intact Edwardian houses. Nos. 23-27 are three flamboyant bichrome brick late Victorian houses of similar design. No 4 has historical associations with the development of Manningtree Road and has stylistic resemblances to works by Oakden and Ballantyne. No 35 adopts a simpler Victorian style and is therefore different from other buildings in the street.

Manningtree Road has a high level of integrity demonstrated by the majority of houses retaining both their single storey status and their garden settings. Several sets of adjacent houses by single builders adds another layer of consistency to the street. (RNE Criteria D.2, E.1)

3.4 Statement of significance

What is significant?

Manningtree Road is a residential precinct comprising the buildings on both sides of the street extending from 3 - 83 and 2 - 76 (excluding 20-32) and including the street. Mostly built in Melbourne's boom years of the 1880s in the then common Victorian asymmetrical Italianate form, some in cement render, some in polychrome brick. Later Edwardian houses and a single 1920s Bungalow complement the streetscape.

The identical house pairs at 62/64 and 66/68 and the three matching houses at 23,25 and 27 illustrate the influence of the speculative developer and builder on the street. The 1863/1887 residence of the original Manningtree estate owner Henry Box survives under a later first floor addition at no. 2.

How is it significant?

Manningtree Road is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

Manningtree Road provides one of the best examples of the provision of housing for the rising numbers of the middle class in Hawthorn in the late nineteenth century. It was one of the earliest speculative housing subdivisions in the area, though like much of

Melbourne was not filled out until the Boom years of the 1880s. In the range of housing provision which Hawthorn provided in the nineteenth century, it sits between the wealthy homes of for instance, Hawthorn Grove and the smaller houses of the West Hawthorn Area.

Manningtree Road was a stepping stone into a gentleman's residence and clearly shows the major theme in Hawthorn, of the development of the garden suburb especially for the middle class, which was to become dominant throughout Melbourne in the twentieth century ⁶² (RNE Criterion A.4)

Manningtree Road displays a high level of cohesiveness of scale, architectural style and period of development. While there are a number of houses demonstrating more flamboyant or original or architectural features, they read as more elaborate versions of the more numerous standard asymmetric Italianate houses which dominate the street. (RNE Criteria D.2, E.1)

Manningtree Road has historic associations with Henry Box who was an influential figure in municipal, political and civic affairs in Hawthorn. His house Manningtree at no.2 (now altered) was an early gentleman's residence, and lent its name to the street. No..4 Manningtree Road, formerly called Boonoke, has associations with John Patterson, pastoralist and businessman. (RNE Criterion H.1)

62 Gould M, Hawthorn Heritage Study Review, 1994, p.75

<i>Schedule of contributory buildings</i>				
No	Street	Comment	Level of Significance	Recommended for inclusion in precinct
1	Manningtree Road	Red brick 1940s flats	Non-contributory	No
2	Manningtree Road	Large Victorian mansion converted to aged care home, extensive alterations have downgraded integrity	Contributory	Yes
3	Manningtree Road	Victorian villa, projecting room, new tiled roof	Contributory	Yes
4	Manningtree Road	'Boonoke' Federation/bungalow transitional red brick	Contributory	Yes
6	Manningtree Road	Contemporary, Clifton Grey brick house	Non-contributory	Yes
7	Manningtree Road	Angled-bay fronted brick Federation house, Marseille-tile roof	Significant	Yes
8	Manningtree Road	Contemporary, Clifton Grey brick house	Non-contributory	Yes
9	Manningtree Road	Bow-fronted brick Federation house, Marseille-tile roof	Significant	Yes
11	Manningtree Road	Double-fronted Italianate house, unusual stucco History in M Gould study	Significant HO93	Yes
12	Manningtree Road	Boom Style Italianate brick villa, c1880s-90s	Contributory	Yes
12A	Manningtree Road	Not visible from street	Non-contributory	Yes
13	Manningtree Road	Asymmetrical Victorian villa, unusual stucco detailing	Significant	Yes
14	Manningtree Road	Queen Anne/Federation house c1890-1900, double bow windows	Significant	Yes
15	Manningtree Road	1920s California bungalow, tiled roof	Contributory	Yes
16	Manningtree Road	"Greenleigh", Italianate house, bay windows, ornate stucco, altered verandah	Contributory	Yes
17	Manningtree Road	Very altered Victorian house	Contributory	Yes
19	Manningtree Road	Hip-roof Victorian house under renovation	Contributory	Yes

No	Street	Comment	Level of Significance	Recommended for inclusion in precinct
20-26	Manningtree Road	Moorfield Flats, contemporary	Non-contributory	No
21	Manningtree Road	Double-fronted Italianate house, painted brick	Contributory	Yes
23	Manningtree Road	Bichrome brick Italianate house, retains chimneys (#23-27 identical design)	Significant	Yes
25	Manningtree Road	Painted brick Italianate house (#23-27 identical design)	Significant	Yes
27	Manningtree Road	Bichrome brick Italianate house (#23-27 identical design)	Significant	Yes
28-30	Manningtree Road	New development	Non-contributory	No
29	Manningtree Road	Double-fronted Victorian house, slate roof, painted brick	Contributory	Yes
31	Manningtree Road	Double-fronted brick Italianate house, chimneys	Contributory	Yes
32-34	Manningtree Road	Cream brick flats, 1950-60	Non-contributory	No
33	Manningtree Road	Double-fronted Victorian house, new stuccoed front	Contributory	Yes
35	Manningtree Road	Double-fronted Victorian house	Contributory	Yes
36	Manningtree Road	"Connemara", Victorian house (c1860-70), painted brick	Contributory	Yes
37	Manningtree Road	Double-fronted Victorian house, painted brick	Contributory	Yes
38	Manningtree Road	Stuccoed Italianate house (1880-90), slate roof, modern high fence	Contributory	Yes
39	Manningtree Road	Asymmetrical double-fronted Victorian house, alterations: stuccoed front & verandah	Contributory	Yes
40	Manningtree Road	Double-fronted stuccoed Victorian house (1870-80)	Contributory	Yes
41	Manningtree Road	Double-fronted Victorian house, alterations: stuccoed front & verandah	Contributory	Yes
42	Manningtree Road	Double-fronted	Contributory	Yes

No	Street	Comment	Level of Significance	Recommended for inclusion in precinct
		Victorian house (1870-80), alterations: tile roof, verandah, stucco?		
43	Manningtree Road	Polychrome brick double-fronted Victorian house, new tiled roof	Contributory	Yes
45	Manningtree Road	Single-fronted Victorian house	Contributory	Yes
46	Manningtree Road	Double-fronted Victorian house (1870-80), fern pattern in cast iron, alterations: tile roof, painted brick	Contributory	Yes
47-49	Manningtree Road	Double-fronted Italianate house, painted brick, replacement slate roof	Contributory	Yes
48	Manningtree Road	Edwardian brick house, sympathetic fence	Contributory	Yes
50	Manningtree Road	Block-fronted weatherboard Victorian house (c1890), 2 nd -storey addition	Contributory	Yes
51	Manningtree Road	Contemporary house	Non-contributory	Yes
52	Manningtree Road	Weatherboard Edwardian house (1900-10)	Contributory	Yes
53	Manningtree Road	Bi-chrome brick double-fronted Victorian house	Contributory	Yes
54-56	Manningtree Road	Pair of semi-detached Edwardian single-fronted houses, tuck-pointed brick, Marseilles-tile roofs	Contributory	Yes
55-57	Manningtree Road	New development	Non-contributory	Yes
58-58A	Manningtree Road	Pair of semi-detached Queen Anne bow-fronted houses, slate roofs, terracotta ridging, brick & stucco chimneys	Significant	Yes
59	Manningtree Road	Polychrome brick double-fronted Italianate house	Contributory	Yes
60	Manningtree Road	Gabled-roof Victorian house, painted brick	Contributory	Yes
61	Manningtree Road	Double-fronted stuccoed Italianate house with bay window, new tiled roof	Contributory	Yes

No	Street	Comment	Level of Significance	Recommended for inclusion in precinct
62	Manningtree Road	Heyington, Italianate house, bay window, slate roof (#62 & 64 - same design)	Contributory	Yes
63	Manningtree Road	Double-fronted stuccoed Italianate house with bay window, new tiled roof	Contributory	Yes
64	Manningtree Road	Double-fronted stuccoed Italianate house with bay window, slate roof (#62 & 64 - mirror image)	Contributory	Yes
65	Manningtree Road	Double-fronted 1920s brick California bungalow, tiled roof	Contributory	Yes
66	Manningtree Road	Double-fronted stuccoed Italianate house with bay window (#66 & 68 - mirror image), new tile roof	Contributory	Yes
67	Manningtree Road	Double-fronted Victorian house, altered verandah, painted brick	Contributory	Yes
68	Manningtree Road	Double-fronted stuccoed Italianate house with bay window (#66 & 68 - mirror image), alterations: tile roof, textured stucco	Contributory	Yes
69	Manningtree Road	Double-fronted stuccoed Victorian house (pair with #71)	Contributory	Yes
70	Manningtree Road	Double-fronted Victorian house, alterations: 1950s verandah, tile roof, steel-frame windows	Contributory	Yes
71	Manningtree Road	Double-fronted stuccoed Victorian house (pair with #69)	Contributory	Yes
72	Manningtree Road	Double-fronted Victorian house, alterations: verandah balustrade, painted brick	Contributory	Yes
73	Manningtree Road	Polychrome brick double-fronted Victorian house, slate roof	Contributory	Yes
74	Manningtree Road	Double-fronted Victorian house, alterations: stucco, verandah posts, windows, tile roof	Contributory	Yes

No	Street	Comment	Level of Significance	Recommended for inclusion in precinct
75	Manningtree Road	Single-fronted Victorian cottage, slate roof, ruled stucco	Contributory	Yes
76	Manningtree Road	Double-fronted stuccoed Victorian house, cast-iron verandah balustrade	Contributory	Yes
78-96	Manningtree Road	Glenferrie Primary School	H095	No
77-79	Manningtree Road	"Manningtree Manor", double-fronted stuccoed Victorian house, unusual front porch History in G Butler study	Significant	Yes
81	Manningtree Road	Hawthorn brick transitional Victorian/Federation house	H094	Yes
83	Manningtree Road	Double-fronted Italianate house, Hawthorn brick (sandblasted), slate roof	Contributory	Yes
85	Manningtree Road	Tumble-brick 1980s residence	Non-contributory	No
87	Manningtree Road	Double-fronted Victorian house, alterations: tiled roof, rear extension, stucco	Contributory	No
89	Manningtree Road	Contemporary flats	Non-contributory	No
91	Manningtree Road	Double-fronted stuccoed Victorian house, new tile roof	Contributory	No
93	Manningtree Road	Double-fronted Victorian house, willow tree, painted brick	Contributory	No
95-97	Manningtree Road	Brown-brick flats & vacant site	Non-contributory	No
99A-B	Manningtree Road	Two contemporary dwellings	Non-contributory	No
101	Manningtree Road	Single-fronted Victorian house, ruled stucco	Contributory	No

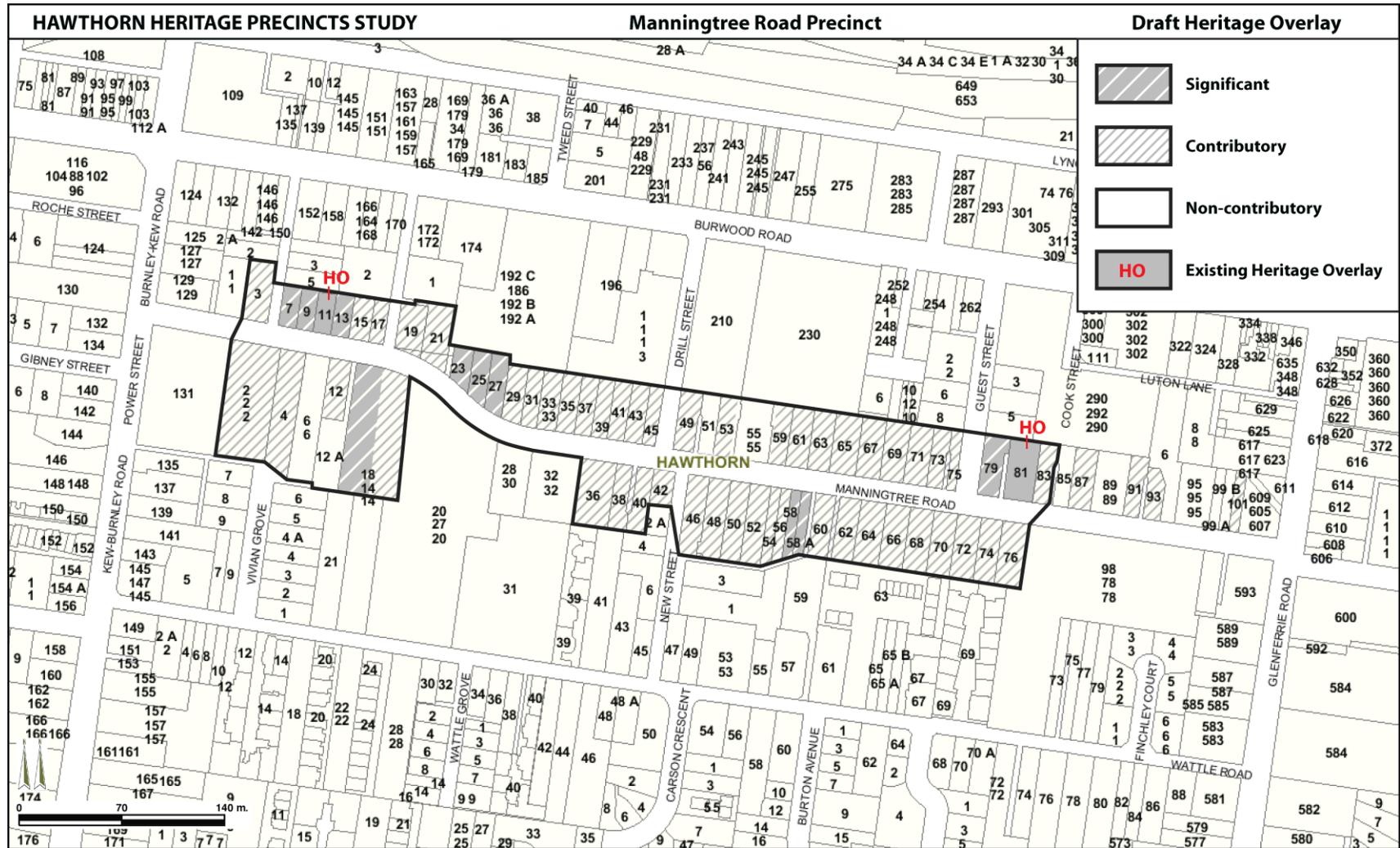
3.5 Statutory recommendations

It is recommended that:

- The Manningtree Road precinct is added to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entry as shown below.
- The extent of registration is the whole of the precinct as shown on the precinct map and defined by the title boundaries of the Significant and Contributory places.
- *Hawthorn Heritage Precincts Study Volume 2: Precinct Citations* is adopted as a Reference Document to the Boroondara Planning Scheme.

External Paint Controls Apply?	Internal Alterations Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Include the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
No	No	No	No	No	No		No

No	No	No	No	No	No		No
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4 GLENFERRIE ROAD COMMERCIAL PRECINCT

4.1 History

Glenferrie Road was named after 'Glen Ferrie', an 1840s property, south of Gardiners Creek, owned by one of the early pioneers of the district, Peter Ferrie.⁶³ The road was the first planned from the north to south of Gardiners Creek in 1839, following existing stock routes, but was not gazetted until 1863.⁶⁴ Burwood Road was the earliest and main road servicing the district, with the original Hawthorn Village as its commercial centre. Glenferrie Road was not originally envisaged by the early surveyors as a commercial district but it formed the unofficial boundary between upper and lower Hawthorn. Lower Hawthorn, being closer to Melbourne and the industrial inner suburbs of Richmond and Collingwood, was the acknowledged area for initial development and investment in transport infrastructure.

Glenferrie Road in the 1850s had some modest shops, dwellings and market gardens scattered along its edges, however large estates, such as Michael Lynch's, prohibited much consolidation and growth. This changed in the 1860s with the decision of the newly established Hawthorn Council to build its municipal buildings in upper Burwood Road, east of the Glenferrie intersection. Influenced by the fact that several councillors lived on estates in upper Hawthorn, it was decided that the new Council buildings would be *in as central a position as possible on the main road*.⁶⁵ This was a contentious issue for the inhabitants of the new suburb, who called for the buildings to be located in West Hawthorn Village. A petition signed by 150 residents was presented to Council in 1861 outlining their concern that:

*by their outlay and their enterprise they have contributed in no small degree to make Hawthorn what it is, and the township would be a reality and not one in name only. It would be a sham and a delusion if deprived of these public buildings.*⁶⁶

The petition was unsuccessful and the Council forged ahead to look at eleven possible sites. The owner of Fletchers Hotel, James Clinton, offered his paddock next door at a cost of £1200 and this was deemed the most suitable. The Town Hall building was designed by architect Leonard Terry and built by a local contractor, Charles Turner. The foundation stone was laid on the 19th August 1861, and completed in December. The Town Hall was officially opened in February 1862 and by the middle of that year further additions of a Court House, tower and library were commenced.⁶⁷ A police building was also incorporated

⁶³ McWilliam G., Hawthorn Streets Index, 2004, p. 30.

⁶⁴ McWilliam G., Hawthorn Streets Index, 2004, p. 30.

⁶⁵ McWilliam G., Hawthorn Peppercorns, 1978, p.29.

⁶⁶ McWilliam G., Hawthorn Peppercorns, 1978, p.p. 107-110.

⁶⁷ McWilliam G., Hawthorn Peppercorns, 1978, p.p. 107-110.

into the civic buildings. The new Municipal centre raised the profile of Upper Hawthorn and laid the foundation for the development and commercial consolidation of Glenferrie Road and its surrounds although Burwood Road would remain the main thoroughfare in the nineteenth century.

The pattern of growth from the 1860s was concentrated along the intersection of Burwood and Glenferrie Roads, with a gradual expansion out along Glenferrie Road towards Barkers Road. Lynch's estate fronted onto the northwest corner of the intersection and Michael Lynch donated this land prior to 1869 for the building of the Church of the Immaculate Conception.⁶⁸ What is now Lynch Street was created between the railway line and the church site with sales of allotments of 'Lynch-Park' in the 1880s. By 1887 George McGoun had built nine timber houses at the north-east end of the street (including 33-35 Lynch Street), and by 1895 there were 15 timber cottages in all on the street. About five of them, on the north side, had to be demolished when the railway line was raised on an embankment in 1915.⁶⁹

Land on the northeast corner was owned by Serpell and in 1869 a small corner store was built along with four brick residences. This corner store was a hard ware store run by Serpell and his brother until 1888, when it was sold to W. Morrison. The shop remained in the Morrison family for 53 years until it was closed in 1962.⁷⁰ In the 1870s the frontage was infilled by several small shops. The southwest part of the intersection was on James Cook's farm. Cook had slowly begun subdividing his land in the 1850s, and by the 1860s shops were built on these allotments. These included Mulders and Ben Evers, a draper and Apollos Slatteries printing works. By the 1870s and early 1880s there were several more weatherboard or brick shops in Glenferrie Road including Hansen jewellers (1874) and a draper, bootmaker, plumber, umbrella maker, butchers and two grocers.⁷¹ The Glenferrie Hotel was built in 1889. Two brick shops successively owned by William Times, and Henry Garnham, a draper, were the site of the ornate CBA bank, built in 1890 and designed by E.G.Kilburn.

⁶⁸ McWilliam G., Hawthorn Streets Index, 2004, p. 30.

⁶⁹ McWilliam G., Hawthorn Streets Index, 2004, p. 51.

⁷⁰ Hawthorn Library, Local History Collection, unknown newspaper article, 1962.

⁷¹ McWilliam G., Hawthorn Peppercorns, 1978, p.p. 90-92.

Figure 40

Morrison
Hardware
Store

[Source -
Hawthorn
Local
Historical
Photographic
Collection,
440]



The south west side of Glenferrie Road was also part of Cook's land and there were two weatherboard houses, one owned by Peter Curtis and the other by the Cook family. The first shop to appear on this side was built by Lewis Brooks, an oyster merchant, in 1877. In the mid 1880s Galland's coach factory was established nearby, and gradually the street frontage began to consolidate with small specialised shops from the 1890s.⁷² The south east corner was dominated by the municipal buildings and Fletchers Hotel (in business since the 1850s). Setback from Glenferrie Road and extending to St Columbs Street was the Launder property, which was eventually subdivided in the 1870s for commercial investment. The first shops to build on the subdivision included a grocer, a stationer (William Tate), and a can proprietor. An extensive terrace of brick shops on the east side of the Town Hall was built in the late 1880s. Chemists tended to favour Glenferrie Road for their premises, complementing the concentration of doctor's surgeries in the area.

In 1872 the main Post Office was opened next to the Town Hall, superseding the original Post Office in lower Burwood Road.⁷³ Glenferrie Railway Station opened in 1882 and provided the catalyst for further growth east along Burwood Road and north along Glenferrie Road. The economic boom of the 1880s was the catalyst for rapid increase of speculative commercial development, with many of the original modest one-storey brick or weatherboard shops being replaced by more ornate two storey terraces, creating the continuous commercial frontages along Glenferrie Road, that remain today.⁷⁴ Banks such as the ES&A, and CBA positioned themselves along central Glenferrie Road.

⁷² McWilliam G., Hawthorn Peppercorns, 1978, p.p. 90-92.

⁷³ McWilliam G., Hawthorn Peppercorns, 1978, p. 30.

⁷⁴ Wooley, L., West Hawthorn Urban Morphology Study, 2003, p. 23.

Figure 41

Glenferrie Road, post card, c. 1911 showing continuous nineteenth century shop front terrace

[Source -State Library of Victoria, AN: H90.160/808; IN: a02402]



Figure 42

Glenferrie Hotel, 324 - 300 Burwood Road, c1976

Image by: John T Collins.

[Source -State Library of Victoria, AN: H97.250/727; IN:jc007049]



Figure 43

Commonwealth Bank of Australia, 348 Burwood and Glenferrie Road intersection, c 1978

Image by: John T Collins.

[Source -State Library of Victoria, AN: H97.250/680; INjc00703]



Figure .44

Oscar Prouse
Antique store,
1978

Image by: John
T Collins.

[Source -State
Library of
Victoria, AN:
H97.250/710;
IN:jc007032]



It was common practice for families to live in or above their shops. Businesses were often conducted over generations by one family. Leigh Woolley notes that this:

...provided a sense of 'comfortable continuity'. This was also reflected in the multiplicity and diversity of building frontages to the street. This expression was at its height during this time.

The new Town Hall and Municipal Offices (completed by 1889) further consolidated the Glenferrie shopping area as the principal civic centre.⁷⁵ The level of prosperity that Hawthorn was enjoying through the 1880s and the proclamation of Hawthorn as a town rather than borough inspired the Council to replace the Town Hall with a much grander and elaborate construction. Historian Victoria Peel provides an account of the building of this new 'iconic' public building:

When Hawthorn became a town in 1887, a modest hall simply would not do: 'In comparison with the many handsome shops which grace our town, the old building doing duty as Town Hall sinks into obscurity, and as it has well fulfilled its duty for Hawthorn whilst a borough, we sincerely hope that 'ere long it will be replaced by a permanent more suitable structure worthy of the town of Hawthorn'.

In November 1887 the Council raised £9500...John Beswicke, the well-known Melbourne architect and resident of Harcourt Street, won the competition for the best Town Hall design in 1887. Beswicke's stucco Renaissance-style building had glorious places for columns on the Burwood Road frontage. These had to be altered to pilasters when he discovered the ground was too narrow and therefore unsuitable for columns. In accordance with the plans, a post office

⁷⁵ Woolley, L., West Hawthorn Urban Morphology Study, 2003, p. 23.

was established in the west wing of the new building, and the law court and police quarters in the east wing.⁷⁶

Figure 45

The new Hawthorn Town Hall, c1940s post card

Image by:
Rose
Stereograph.
Co

[Source -
State
Library of
Victoria,
AN:
H32492/8384;
IN:rg008275
]



THE ROSE SERIES P. 13558 THE TOWN HALL, HAWTHORN, VIC.
COPYRIGHT

The depression that affected Australia in the 1890s inhibited most new development along the commercial centre of Hawthorn, however, upon economic recovery a series of elaborate two-storey shops were developed along the east side of Glenferrie Road. The recovery of Hawthorn was aided by the opening up of new subdivisions in response to the expanding tramways in the early twentieth century.⁷⁷ One of Melbourne's first suburban department stores, The Don opened in March 1910. The store was designed by architects Ward and Carlton and, 'was reputedly the largest undivided

⁷⁶ Peel et al, A History of Hawthorn, 1993, p.p. 105-106.

⁷⁷ Peel et al, A History of Hawthorn, 1993, p.53.

space in the Commonwealth'.⁷⁸ This later became known as Snow's from 1915, and Walker's from 1933. The various factors contributing to the decline of Burwood Road in the twentieth century, in turn enabled Glenferrie Road to position itself as the premier commercial centre of Hawthorn. Influential to this was the arrival of a new electric tramway in 1913. The Prahran Malvern Tramway Trust was formed in 1910 and connected Hawthorn, Malvern, Kew, Prahran and Caulfield.⁷⁹ The Tramway ran along Glenferrie Road, and established the precinct as the new commercial hub of Hawthorn. The 1930s resulted in some further changes to the continuous shop street frontages.

The train line was raised resulting in the loss of many shops and residences.⁸⁰ Glenferrie Road's reputation as a fashion hub was also strengthened with numerous dress shops catering for the wealthy ladies of the area. Late-night shopping on Fridays was introduced specifically for Glenferrie Road shops.

Throughout the 1920s, 30s and 40s Glenferrie Road and Upper Burwood Road were the premier destinations for entertainment in Hawthorn. There was the Glenferrie Theatre, the Palace Picture Theatre, built in 1916, various dance halls and events at the Town Hall, and an ice-skating rink.

Figure 46

Glenferrie Road showing electric tramline, 1913

[Source - Hawthorn Local Historical Photographic Collection, 51]



⁷⁸ Peel et al, A History of Hawthorn, 1993, p. 117.

⁷⁹ Peet et al, A History of Hawthorn, 1993, p.53.

⁸⁰ Peel et al, A History of Hawthorn, 1993, p. 120.

Figure 47

Glenferrie Road looking north from Burwood Road intersection, c. 1908

[Source - Hawthorn Local Historical Photographic Collection, 151]



Figure 48

Glenferrie Road looking south, c. 1908

[Source - Hawthorn Local Historical Photographic Collection, 153]



Figure 49

Liddiard St
and
Glenferrie
Road
intersection
during flood,
c.1934

[Source -
Hawthorn
Local
Historical
Photographic
Collection,
40]



The motor car heralded major change to the commercial life of the precinct, not only with the building of garages and petrol pumps along Glenferrie Road but also through enabling people to travel out of their local shopping district with ease. The central commercial area, including the intersection, did not alter dramatically after 1950.

Figure 50

Glenferrie
Road, c.
1950s Image
by: Rose
Stereograph.
Co

[Source -
State
Library of
Victoria,
AN:
H90.160/807;
IN902401]



THE ROSE SERIES P. 13560

GLENFERRIE ROAD, HAWTHORN, VIC.

4.2 Description

Scale, form and siting

The section of Glenferrie Road between Barkers and Burwood Roads is one of Melbourne's traditional strip shopping centres that developed largely in the later decades of the nineteenth century. As part of the grid pattern of major roads that characterise the eastern suburbs of Melbourne, Glenferrie Road rises north and south to the ridges of Burwood and Barkers Road, with a low point in the middle. The railway bridges form a dominant element as they cross above Glenferrie Road and they tend to obscure views along the street. However the railway station also provides the pedestrian laneway space, Tin Pan Alley and the two storey Owen's Buildings of 1922 fronting railway

land. As a pedestrian space this area works particularly well, giving access to Swinburne University.

Adjacent to the railway station (672-674 Glenferrie Road) is a two storey building of large Department store however it is now divided into individual tenancies. The form, scale and detailing are similar to other shops however the windows are much larger. The location of the store next to the station would have had strategic retail advantages. This building, together with the station and Tin Pan Alley is still the focus to the Glenferrie Road.

The block bounded by Burwood, Glenferrie, Oxley Roads and Kent Street contains several public buildings including the Romanesque Revival Hawthorn Post Office, and the Italianate Town Hall, built in the 1930s. As a consequence of these larger scale buildings and provision for parking, the pattern of development of this block is different to others along Glenferrie Road.

The highest concentration of buildings associated with the development of Glenferrie Road in the late nineteenth century and early twentieth century are in the section of the street on the east side between Bowen Street and Burwood Road.

On the south-west side of the train station is Lynch Street. The east end of the north side retains a pair of two-storey attached terrace houses at 37-39. On the south side, across from these houses, is the Church of the Immaculate Conception complex (HO262). Further along, it has been redeveloped with light-industrial buildings of a much larger scale, mainly from the mid to late 20th century.

The corner of Burwood and Glenferrie Roads is dominated on the west side by the Church of the Immaculate Conception and the former CBA bank. The east side has less dominant buildings with a contemporary office building and the former Morrisons hardware store.

Subdivision layout and public realm

The subdivision pattern of Glenferrie Road is predominantly driven by the need to maximize the number of commercial frontages, resulting in the characteristic long, narrow blocks. Side streets and lanes are frequent, allowing for many corner buildings. Glenferrie Road acts as a boundary between very different residential precincts of Grace Park and Hawthorn Grove to the west and Liddiard Street to the east.

The width of Glenferrie Road accommodates footpaths of fairly narrow width, parallel parking, one lane of traffic each way and two sets of tramlines however there is no additional space for the public realm. There are very few trees provided in Glenferrie Road, although contemporary office and retail developments generally set aside space for landscaping. Except for the recreation centre in Grace Street, there is almost no off street parking. The backs of commercial

properties generally abut laneways adjacent to residential properties.

Building styles

The characteristic buildings in the study area are the rows of late Victorian, Edwardian and Interwar shops of predominantly two storey height with decorative parapets and a variety of brick and render detailing.

644-648 Glenferrie Road is a block of three interwar shops. The tripartite windows form a flowing composition with alternating arched and flat window heads. The composition is derived from the use of different wall planes, parapets and pilasters that form subtle variations across the façade in a Secessionist style. The use of applied decoration is much diminished apart from the implied entablature and some decoration on the pilasters.

672-674 Glenferrie Road is the former Don department store by architects Ward and Carleton (1910)⁸¹ and consists of a brick and render, five bay building with arched window openings at the upper level, high level windows to ground floor, and applied render decoration to the parapet. There is original window joinery to two of the bays. The window mouldings are especially wide.

768-772 Glenferrie Road and Dixon's Block are Edwardian shops by architect A.A. Fritsch (1900)⁸², with a flamboyant parapet of engaged piers at a 45 degree angle. The tiled parapet has a Moorish influence and the rendered detailing has incised decoration to the balusters. The semi octagonal engaged piers and shaped gable parapet are of note.

Also known as Dixon's Block, at 760-764 Glenferrie Road are highly detailed Edwardian shops with red brick and render detailing and tiling to the shaped gable parapet. The windows are different in that they are bow fronted, however a similar string course and small dentils is employed at parapet level. The engaged piers are flat and surmounted by rounded brickwork. The sloped arcaded parapet balustrade is of note.

Also by Fritsch, 774-776 Glenferrie Road is located between the two Dixons Block buildings described above and is complementary in materials and detailing. The steeply pitched gable roof is visible behind a low parapet with rendered pilasters clustered on high relief. The upper façade is highly modelled with a blind brickwork pattern above tripartite banded arched window head executed in moulded brickwork.

There are several fine bank buildings including the Edwardian ANZ (687 Glenferrie Road), Late Victorian former Commercial Bank (348 Burwood Road), and a former bank at 365 Burwood Road by architects Wight and Lucas⁸³, which has a highly inventive use of classical elements and a slate mansard roof.

⁸¹ Upper Hawthorn Conservation Study, G.Butler, 1983, p28

⁸² Ibid, p28

⁸³ Ibid, p28

The Hawthorn Town Hall is a symmetrical composition in the Victorian Italianate style by architect John Beswicke. The central entrance is set back and fronted by a porte cochere and a mansard roofed tower of five storeys. The highly elaborate front is grafted onto an earlier building and more pedestrian building. A carriageway entrance gives access to an internal courtyard from Glenferrie Road.

Integrity

Parts of Glenferrie Road have a high integrity through the retention of many nineteenth and early twentieth century commercial buildings. There is generally a high level of integrity in the upper level facades, although few ground level shopfronts are contemporary with the buildings.

The corner of Burwood Road and Glenferrie has two significant buildings with the Catholic Church and former CBA bank, however 347-351 Burwood Road (former Morrison's hardware) presents an unusual form for the street, looking residential in character on Glenferrie Road. The office building adjacent to the Hawthorn Town Hall does not successfully address this important corner.

Painted buildings sometimes detract from the integrity of the whole row, particularly when part of a building is face brick and unpainted render and part is painted. Inappropriate colour schemes and advertising detract from the otherwise high integrity of some commercial buildings, particularly those flanking the entrance to the station.

Figure 51

784
Glenferrie
Road, corner
Bowen Street



Figure 52

774-776
Glenferrie
Road



Figure 53

768-772
Glenferrie
Road, detail
of parapet
of Dixon's
Block by
architect
A.A.Fritsch,
1900

Source:
Upper
Hawthorn
Conservation
Study, G.
Butler, 1983



Figure 54

756-758
Glenferrie
Road, corner
Chrystobel
Crescent



Figure 55

672-674
Glenferrie
Road, former
Don
department
store



Figure 56

644-648
Glenferrie
Road



Figure 57

638-634
Glenferrie
Road,
laneway
leading to
courtyard at
the side of
the Town
Hall



Figure 58

722-724
Glenferrie
Road)



Figure 59

687
Glenferrie
Road



Figure 60

365 Burwood
Road, former
Melbourne
Savings
Bank, 1888,
Wight and
Lucas
Architects

Source:
Upper
Hawthorn
Conservation
Study, G.
Butler, 1983



4.3 Assessment of significance

Comparative analysis

Analysis of the Glenferrie Road activity centre and comparison with other commercial centres in Boroondara has established that Glenferrie Road has been a dominant commercial street since the 1880s. It compares in scale and importance with Burke Road Camberwell, particularly since both have municipal functions as integral parts of the street. Glenferrie Road contains a higher percentage of buildings of architectural merit and has a higher integrity than Burke Road.

Although containing significant buildings designed by the same architect, John Beswicke, as the key buildings in Auburn Village (HO 260), Glenferrie Road provides more examples of his early, middle and late works. Glenferrie Road also provides a number of examples of other architects' work of equivalent quality and of innovative design. Glenferrie Road is more architecturally innovative than West Hawthorn,

and provides a more consistent streetscape than the commercial streets around Kew Junction.

Historic significance

The building of the Town Hall near the corner of Burwood and Glenferrie Road provided the impetus for 'upper Hawthorn' to become well established and to compete with 'lower' or West Hawthorn. The further consolidation of public facilities such as a post office in 1872, the extensions to the Town Hall in 1889 and the inclusion of law courts and a police station in wings of the extended Town Hall ensured that upper Hawthorn became the dominant centre. Public buildings continued as a major land use adjacent to the Town Hall as a new police station and law courts were built in the 1930s.

The development of Glenferrie Road parallels the provision of public transport. The railway station at Glenferrie in 1882 and the Glenferrie Road tram in 1913 provided good access to the emerging shopping centre. This in turn provided economic prosperity that enabled a diversity of functions to flourish. Entertainment and retailing, banks and professional offices were all represented the street.

The quality of many of the buildings designed by well-known architects such as John Beswicke and Augustus Fritsch reflects favourable economic circumstances which returned after the depression of the 1890s. (Criteria A.4, H.1)

Aesthetic significance

Glenferrie Road between Burwood Road (including the corner buildings) to the lane mid block between Mary Street and Kinkora Road retains a high level of integrity, and has a wide variety of buildings of architectural and historical value. Many key buildings are designed by well-known architects.

Glenferrie Road contains examples of buildings from Victorian, Edwardian and the Interwar period. Many of these are of high quality and have been designed by prominent architects. The architect most associated with Hawthorn in the late nineteenth century is John Beswicke who designed the 1889 extensions to Leonard Terry's original Town Hall of 1861. In three years from 1899-1901 Augustus Fritsch designed three buildings in Glenferrie Road that include 760-776. Collectively these shops (excluding 766) are the most architecturally stylish red brick buildings in Glenferrie Road. These are complemented by other red brick buildings of more conventional form and detailing. Fritsch is well known for his idiosyncratic Catholic Church designs at Bairnsdale, Malvern and Camberwell, including the monumental Our Lady of Victories in Burke Road. The Glenferrie Road buildings by Fritsch are flamboyant designs with elaborate brick, render and tile details.

Tin Alley forms an attractive pedestrian and shopping precinct off Glenferrie Road, leading to the railway station, although other stations such as Canterbury have larger shopping centres clustered around the station.

There are fine examples of bank design including the former Melbourne Savings Bank by Wight and Lucas in 1888, the CBA by E.G. Kilburn in 1891, the ANZ by Christopher Cowper in 1916, and the NAB by Gibbs and Finlay in 1917.

Glenferrie Road contains a high proportion of nineteenth and early twentieth century commercial buildings when compared with Kew Junction or Burke Road Camberwell. The development of Glenferrie Road parallels Auburn Village although it is more extensive. Glenferrie Road represents a more comprehensive collection of buildings from the early part of the twentieth century than does West Hawthorn. (RNE Criteria E.1, F.1)

Social significance

The importance of Glenferrie Road is demonstrated by its diversity of functions in past years including civic, banking, professional offices, theatre, and cinema. The Don department store indicates a higher order of shopping than other nineteenth century commercial streets in Boroondara and indicates the importance of Glenferrie Road as a retail destination. Glenferrie Road was a highly fashionable street in which to shop or go to for entertainment. (RNE Criterion G.1).

4.4 Statement of significance

What is significant?

The Glenferrie Road commercial precinct comprises both sides of Glenferrie Road, Hawthorn from 633-763 and from 628 - 808 and 2A Bowen Street Both sides of Burwood Road around the intersection with Glenferrie Road (319 - 369 and 324 - 358), including the Town Hall at 358 and the Glenferrie Hotel at 324-326 are included in the precinct. There are two late Victorian/Federation houses at 37-39 Lynch Street. This encompasses the core of Glenferrie Road's nineteenth and early twentieth century buildings, the railway and associated buildings, civic buildings, banks and the best examples of rows of two storey shops.

How is it significant?

Glenferrie Road is of local historic, aesthetic and social significance to the City of Boroondara.

Why is it significant?

Glenferrie Road commercial precinct is of historic significance as the centre of Hawthorn since the establishment of the Town Hall in 1861. It demonstrates the influence firstly of the railway (1882) in encouraging the development of commercial centres around railway stations, and secondly of the tramway (1913) in supporting the growth of the commercial area northwards. The precinct thus displays significant heritage elements associated with the development of Hawthorn in the late nineteenth and early twentieth century, especially the land boom era following on the expansion of the railway and the Federation era expansion of the public transport system through the tramways. The construction of The

Don department store indicates the importance of Glenferrie Road as a regional shopping centre. Glenferrie Road is significant as the major shopping centre in Hawthorn. (RNE Criteria A.4, D.2)

Glenferrie Road commercial precinct is of aesthetic significance as a commercial, retail, civic, services and residential precinct containing examples of buildings by a number of prominent architects including a number of buildings from 1889 by architect John Beswicke and from 1889 - 1891 by Augustus Fritsch. The key buildings are set in a context of Victorian, Edwardian and Inter-war buildings that contribute to the architectural character of the precinct. (RNE Criterion E.1)

Notable buildings of architectural merit include commercial buildings such as the NAB (1917) and ANZ (c1920) banks at 637 and 687 Glenferrie Road, the former Melbourne Savings Bank (c1900) at 365 Burwood Road and the prominent former CBA bank of 1889 on the corner of Burwood Road. There are also a number of fine architect-designed retail buildings including the former Don department store of 1910, which is the work of Ward and Carleton.

Glenferrie Road commercial precinct is significant for public buildings including the Hawthorn Town Hall (designed by Leonard Terry in 1861, with extensions by John Beswicke, 1889). Other public buildings include the Flemish/Romanesque Revival styled Post Office at 378 Burwood Road, the former RSL at 605 & 607 Glenferrie Road, and the Manresa kindergarten at 84 Lynch Street.

Glenferrie Road commercial precinct is significant for its substantial concentration of significant places associated with the development of retailing, with a large number of contributory items from the Victorian era and including a number of significant shops constructed in the early twentieth century. Besides the former Don department store mentioned above, these include the pair of Queen Anne two storey shops at 722 & 724 Glenferrie Road; the 2- storey Federation shop at 756-758 Glenferrie Road and a number of brick and render shops at 760-764, at 768-772 Glenferrie Road, at 774 & 776 Glenferrie Road. 2A Bowen Street is a relatively intact example of a rear warehouse associated with a commercial building.

Glenferrie Road commercial precinct is significant for its nineteenth century commercial and retail properties. These include the significant terrace of stuccoed Victorian shops at 730-734 Glenferrie Road and the Commercial Bank of 1892 at 633-635 Glenferrie Road.

Glenferrie Road commercial precinct Hawthorn is of social significance as a centre for municipal, professional, retail and entertainment functions since the 1860s. (RNE Criterion G.1)

Schedule of contributory buildings

No	Comment	Level of Significance	Recommended for inclusion in precinct
Alfred Street			
1		Non-contributory	Yes
Barkers Road			
228	Mobil Service Station	Non-contributory	No
Bowen Street			
2A	Inter-war brick factory/warehouse	Contributory	Yes
Burwood Road - north side			
313 (-317)	3-storey contemporary building with glass curtain wall (see 78-80 Lynch St)	Non-contributory	No
319-343	Protected by HO261, HO24, HO262		Yes
	<i>Glenferrie Road</i>		
347-349	Pets Wonderland - single-storey stuccoed Victorian shop with wide parapeted front	Contributory	Yes
351	Hidden Words - 2-storey stuccoed Victorian shop, fine render pilasters, window architraves, balustered parapet	Contributory	Yes
353	Vedas	Non-contributory	Yes
355 & 357	Christmas Sale & Francapelli - Pair of 2-storey stuccoed Victorian shops, similar to #351, c1885	Contributory	Yes
359	Surabhi - 2-storey stuccoed Victorian shop, very intact parapet ornament	Contributory	Yes
361	Curry Bazaar - 2-storey stuccoed Victorian shop with decorative parapet	Contributory	Yes
363	Beauty Resort	Non-contributory	Yes
365	Former Bank 2-storey stuccoed c1900 building, Mansard roof behind parapet, original entrance doors, creative use of classical elements	Significant	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
367 & 369	Contemporary 'Vivida' student apartment building	Non-contributory	No
375	Telstra - 2-storey red brick building with hip roof, implied pilasters, small classical details applied to 1 st floor, 1 st -floor windows replaced, c1940s	Contributory	No
377-383	Contemporary apartments & shops	Non-contributory	No
393-397	Three 1920s Tudor-style shops, ground-floor shopfronts brick, half-timbering and oriel windows on 1 st floor, gabled tile roof	Contributory	No
	<i>Serpell's Lane</i>		
Burwood Road - South side			
322	Building with gable roof behind altered front	Non-contributory	No
324 - 326	Glenferrie Hotel - 3-storey, stuccoed Victorian hotel, includes Glenferrie cafe	Significant	Yes
328-330	Laphyto, 2-storey contemporary building	Non-contributory	Yes
332-334	Red Elephant, 3-storey contemporary building	Non-contributory	Yes
336	Nevermind Bar, 2-storey early building (retains CGI hipped roof) behind a mid-20c parapet front	Contributory	Yes
338-342	Rapid Clean, three shopfronts, 338-340 single-storey w/ plate-glass windows; 342 - early two-storey brick shop, corbelled parapet, hip roof	Contributory	Yes
344 & 346	Sushi House & Cellarbrations - pair of 2-storey stuccoed Victorian shops, decorative balustrade on parapet	Contributory	Yes
348	Former Commercial Bank <i>Glenferrie Road</i>	Significant	Yes
350	Contemporary building	Non-contributory	Yes
356		Non-contributory	Yes
358	Town Hall	Significant	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
360	Town Hall extension - contemporary 2-storey stuccoed building	Non-contributory	No
372?	Bondy's Café - contemporary extension to PO	Non-contributory	No
378	Post Office - large 2-storey Flemish/Romanesque Revival building	Significant	No
	<i>Kent Street</i>		

Glenferrie Place

1	Vacant site	Non-contributory	Yes
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Glenferrie Road - East side

584	Hawthorn Library	Non-contributory	No
592	Peppercorn Centre	Non-contributory	No
600	Hawthorn Maternal & Child Health Centre	Contributory	No
	<i>Oxley Road</i>		
606	Talking Heads- 2-storey stuccoed Victorian corner shop,	Contributory	No
608	Southern Cross Church Supplies - single-storey, double-fronted interwar shop	Contributory	No
610	Chant Link & Assoc - former chapel, bi-chrome brick	Contributory	No
612	House of Franke Stuart - 1950s,	Contributory	No
614	Glenferrie Specialist - contemporary façade in front of house	Contributory	No
616	Former Police Station & Court House, c1930s Moderns	Contributory	No
618 & 620	World Wide Travel & Aust. Handmade Furniture - Pair of 2-storey shops, unusual parapets, painted brick	Contributory	No
622-624	Alta Vita - Double-fronted single-storey shop with high parapet	Contributory	No
626	Table Talk - contemporary 2-storey shop	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
628-634	Terrace of 4 2-storey stuccoed Victorian shop, carriageway on gr flr between nos. 628 & 630, balustraded parapet (missing above 628-630)	Contributory	Yes
	<i>Burwood Road</i>		
636	Spudbar - tiny extension at rear of 347 Burwood Rd	Contributory	Yes
638-642	Terrace of 3 single-storey c1900 shops, high parapet, painted brick	Contributory	Yes
	<i>Glenferrie Place</i>		Yes
644-648	Terrace of 3 2-storey stuccoed shops, Interwar (Secessionist influence)	Contributory	Yes
650-654	Terrace of 3 single-storey stuccoes shops, early 20c	Contributory	Yes
656-660	Terrace of 3 Federation shops, 656 & 660 - single-storey & brick painted, 658 - 2-storey with curved, stucco parapet	Contributory	Yes
660A	Tin Pan Alley - Owens Buildings, 1922, red brick	Contributory	Yes
662	Gourmet Chocolate Café - Single-storey corner shop, stucco parapet, c1910	Contributory	Yes
664 & 666	Evolution & Mario's Café - Pair of c1910 shops between railway bridges Part of HO46	Contributory	Yes
668	Aussie Disposals - Below Glenferrie Station, single-storey corner shop, unusual curved pediments on parapet	Contributory	Yes
672-680	Terrace of 5 2-storey shops, former Don department store, Art Nouveau	Significant	Yes
682-688	'Station Buildings 1902' - Terrace of 4 2-storey shops, 'gabled' parapets, painted brick on 682, 684, 686	Contributory	Yes
690 & 692	Picasso's & McDonald's - Pair of 2-storey brick shops, Federation, 692 - corner shop, painted brick	Contributory	Yes
	<i>Wakefield Street</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
694-704	'Bury...L's Buildings, 1889' - Terrace of 6 2-storey stuccoed Victorian shops, balustraded parapet (missing on 694-696), grand pediment on 698	Contributory	Yes
706A?	Saigon Bistro - single-storey contemporary shop	Non-contributory	Yes
706-716	Terrace of 6 2-storey shops (716 corner shop), late Edwardian, red brick & render, 706, 710 & 716 painted	Contributory	Yes
	<i>Park Street</i>		
718 & 720	Red White + Amber & Quilt Factory - Pair of 2-storey stuccoed Victorian shops	Contributory	Yes
722 & 724	Digby's & Fishy Business - Pair of Queen Anne 2-storey shops, red brick, gable-ends, oriel window w/ leadlights	Significant	Yes
726 & 728	Noodle World & Bladeworx - Pair of 2-storey stuccoed Victorian shops, 1 st -floor window of 728 filled in	Contributory	Yes
730-734	Terrace of 3 2-storey stuccoed Victorian shops, 730 & 732 have arcaded 1 st floor, larger parapet detailing	Significant	Yes
736-742	Terrace of 4 2-storey shops, c1915, 736 & 742 have curved parapets, painted brick, 1 st -floor windows replaced	Contributory	Yes
744-748	Terrace of 3 2-storey stuccoed shops, c1920, Early Modern, 746 has higher parapet	Contributory	Yes
750-754	Terrace of 3 2-storey stuccoed Victorian shops, balustraded parapets (missing from 754)	Contributory	Yes
	<i>Liddiard Street</i>		
756-758	Lawrencia Cycles - 2-storey Federation shop, ornate rendered detail	Significant	Yes
760-764	'Dixon's Block' - Terrace of 3 2-storey red brick & render shops (760 painted), c1900, unusual parapets	Significant	Yes
766	Hairroom - 1889, 2-storey stuccoed Victorian shop	Contributory	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
768-772	'Dixon's Block' - Terrace of 3 2-storey red brick & unpainted render shops, c1900, ornate parapets, v similar to Nos. 760-764	Significant	Yes
774 & 776	Office Supplies & Rhodes - Pair of 2-storey red brick & unpainted render shops, c1900, transverse gable roofs, triple arched windows	Significant	Yes
778-784	Terrace of 4 bi-chrome brick & render 2-storey Late Victorian shops, 780 & 782 painted, remains of painted ads on 784	Contributory	Yes
	<i>Bowen Street</i>		
786	Halls Carpet House	Non-contributory	Yes
792	Maggie T	Non-contributory	Yes
794-798	Terrace of 3 storey late Victorian stuccoed shops, missing some detail	Contributory	Yes
800 & 802	'Bowen Buildings, 1892' - Pair of 2-storey stuccoed Victorian shops, No 802 retains shopfront	Contributory	Yes
804-808	Terrace of 3 2-storey Queen Anne shops, sunburst detail, leadlights, 'shingled' parapets, painted brick	Contributory	Yes
	<i>Measham Place</i>		
810-816	3 single-storey contemporary shops	Non-contributory	No
818	Jellis Craig	Non-contributory	No
	<i>Johnson Street</i>		
822	Candlewick - 2-storey former bank, 1938	Contributory	No
824	Bristol - double-fronted contemporary shop, single-storey	Non-contributory	No
826	Streetwise - neo-Victorian double-fronted 2-storey shop	Non-contributory	No
828-838	Terrace of 6 2-storey Edwardian red brick & render shops, 832-834 painted	Contributory	No
	<i>Churchill Grove</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
840	Nandos - single-storey c1900 shop	Contributory	No
842	Da Gianni's - 3-storey contemporary shop	Non-contributory	No
844	Della Nonna - single-storey stuccoed shop	Contributory	No
846-850	Terrace of 3 2-storey late stuccoed Victorian shops	Contributory	No
852-854	Contemporary 5-storey building	Non-contributory	No
860	Collins Simms - early 20c building	Non-contributory	No
862	CCAT	Non-contributory	No
	<i>Barkers Road</i>		
Glenferrie Road - West side			
	<i>Wattle Road</i>		
583	Contemporary flats	Non-contributory	No
585	Rodger Davies - 2-storey stuccoed Victorian villa, double bow front and ornate verandah	Contributory	No
587	Contemporary flats	Non-contributory	No
589		Non-contributory	No
593	7-Eleven	Non-contributory	No
	<i>Manningtree Road</i>		
605 & 607	Former RSL, 1920 & shop (Sandwich Platter)	Significant	No
609	Op Shop - Single-storey stuccoed shop, c1920, classical details	Contributory	No
611-615	Sahini's & Hocking Stuart - 3 2-storey cream-brick shops	Non-contributory	No
617-619	2-storey neo-Victorian shop	Non-contributory	No
621 & 623	Pair of 2-storey stuccoed Victorian shops, balustraded parapets, shopfronts intact?	Contributory	No
625	Hawthorn Club - 2-storey stuccoed Victorian building	Contributory	No
627	Hawthorn Club extension	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
629	Araliya - Terrace of 2 2-storey Queen Anne shops (painted brick) and a single-storey Victorian shop	Contributory	No
633-635	Commercial Bank, 1892 (same as 348 Burwood Road)	Significant	Yes
	<i>Burwood Road</i>		
	331 Burwood Road - Catholic Church	H0262	Yes
	<i>Lynch Street</i>		
637	NAB - former National Bank of Aust, 1917, neo-classical, stuccoed	Significant	Yes
639-643	Terrace of 2 single-storey stuccoed Victorian shops, missing detailing	Contributory	Yes
645	Yodgee - c1915 single-storey shop, retains shopfront	Contributory	Yes
647 & 649	La Rosa & Locksmith - Pair of single-storey c1915 shops between railway bridges	Contributory	Yes
651	Blenda Juice - Double-fronted c1915 single-storey corner shop, stuccoed	Contributory	Yes
	<i>Grace Street</i>		
655	Westpac - contemporary building	Non-contributory	Yes
659	Sara Pizza - 2-storey c1915 stuccoed shop	Contributory	Yes
661-665	Commonwealth Bank - contemporary	Non-contributory	Yes
667-671	Terrace of 3-storey stuccoed shops, Art Nouveau detailing, higher parapet to No 669	Contributory	Yes
673-681	Glen Centre - 4 shops plus arcade	Non-contributory	Yes
683	Jewels - Single-storey early 20c stuccoed shop	Contributory	Yes
685	Cactus Jam -	Contributory	Yes
687	ANZ - c1920 stuccoed bank building	Significant	Yes
689	Coles - contemporary	Non-contributory	Yes
	<i>Linda Crescent</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
701	Chemist Warehouse & Readings - 2 contemporary shops	Non-contributory	Yes
703-713	Terrace of 6 2-storey shops, Federation, red brick & render (only 703 & 709 not painted)	Contributory	Yes
	<i>Bluestone laneway</i>	Contributory	
715-725	Terrace of 6 single-storey stuccoed late Victorian shops, high parapets (curved on Nos. 717 & 723)	Contributory	Yes
727 & 729	Café Vamp & Cactus Jam - Pair of 2-storey brick shops, c1900, painted, missing detailing	Contributory	Yes
731	2-storey shop, c1915, large ground-floor arched opening, painted brick	Contributory	Yes
	<i>Chrystobel Crescent</i>		
733	Megun Health - 2-storey red brick & rough-cast render villa, c1910	Significant - refer to <i>Review of Significance of Toolangi, 733 Glenferrie Road, Hawthorn</i>	Yes
735	The Garage - c1920, brick & stucco, large curved central pediment, round-arched opening to ground floor	Significant	Yes
737	Coin laundry - c1910 shop with mezzanine windows, painted brick	Contributory	Yes
739-743	Terrace of 4 c1905 shops, 737 single-storey + mezzanine, 739-743 2-storey + mezzanine, painted brick	Contributory	Yes
	<i>Mary Street</i>		
745	Pulse	Non-contributory	Yes
747-763	Terrace of 9 2-storey shops, c1920, clinker brick detailing, first floor arched & rectangular openings, 759-763 painted	Contributory	Yes
765-769	Contemporary highrise	Non-contributory	No
	<i>Kinkora Road</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
773-779	Terrace of 4 2-storey shops, c1905, red brick & render, round arched opening to 1 st floor, early shopfronts	Significant	No
781-783	Dentist - Double-fronted Arts & Crafts building, c1915, two round bay windows	Significant	No
783A-787	'Blakie Chambers' - Terrace of 3 2-storey shops	Contributory	No
788-793	Terrace of 3 2-storey shops, c 1920, brick & stucco, No 793 covered in modern cladding	Contributory	No
795	Hawthorn House	Non-contributory	No
797-799		Non-contributory	No
	<i>Hawthorn Grove</i>		
801		Non-contributory	No
807-815	5 shops	Non-contributory	No
	<i>laneway</i>		
817-821	Tan Trum - Pair of stuccoed 2-storey shops with decorative pediment at centre	Contributory	No
823	Narrow contemporary building	Non-contributory	No
825	Language Bookshop - red brick & render 2-storey shop, c1915	Contributory	No
827	Glenferrie Dental - Federation 2-storey shop, chamfered corner	Contributory	No
	<i>Barkers Road</i>		
Liddiard Street			
2	Contemporary commercial building	Non-contributory	Yes
Lynch Street - north side			
	<i>Glenferrie Road</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
37-39	Pair of 2-storey brick houses with hipped roofs and rendered chimneys. Double-storey front verandahs have very intricate and unusual cast-iron valances and balustrades (first-floor valance to No 37 missing).	Contributory	Yes
33-35	Victorian houses demolished - new development under construction.	Non-contributory	No
29-31	As above.	Non-contributory	No
27A	Stepped parapet front garage with ledged timber doors; c1920s or a former stable altered at that time	Contributory	No
25	2-storey c1960s brown brick light industrial building with ground-floor parking	Non-contributory	No

Lynch Street - south side

84	Manresa kindergarten	Significant	Yes
78-80	3-storey contemporary glass curtain walls office building, c2000 (see 313 Burwood Rd)	Non-contributory	No
76	c1930s house obscured behind later shopfront	Non-contributory	No
74	Weatherboard Victorian house with M-hipped roof and front verandah (frieze missing & posts replaced)	Contributory	No

Wakefield Street -

12	Contemporary commercial building	Non-contributory	Yes
14	Contemporary commercial building	Non-contributory	Yes
16	Contemporary commercial building	Non-contributory	Yes

4.5 Statutory recommendations

It is recommended that:

- The Glenferrie Road commercial precinct is added to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entry as shown below.
- The extent of registration is the whole of the precinct as shown on the precinct map and defined by the title boundaries of the Significant and Contributory places.
- *Hawthorn Heritage Precincts Study Volume 2: Precinct Citations* is adopted as a Reference Document to the Boroondara Planning Scheme.

External Paint Controls Apply?	Internal Alterations Control Apply?	Tree Control Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Include the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
No	No	No	No	No	No		No

No	No	No	No	No	No		No
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5 LISSON GROVE PRECINCT

5.1 History

The land that Lisson Grove and adjacent streets now traverse was the original Crown Allotments (CA) 45-49. Lisson Grove is on the original property of Thomas Budd Payne,⁸⁴ who purchased 8 hectares in 1846 along the boundary of Crown Allotments 47 and 48. In 1851 CA 48 was conveyed to George McKelvey, who named his estate 'Tripoli', and subsequently sold this in 1853. Also in 1853 CA 47 was conveyed to Henry Walsh who built 'Longfield'. Both their homesteads faced Power Street but have since been demolished. Towards Glenferrie Road was Henry Nathaniel Ray's 'Maida Hill' estate.

Figure 61

58 Lisson Grove, 1974

Image by John T. Collins

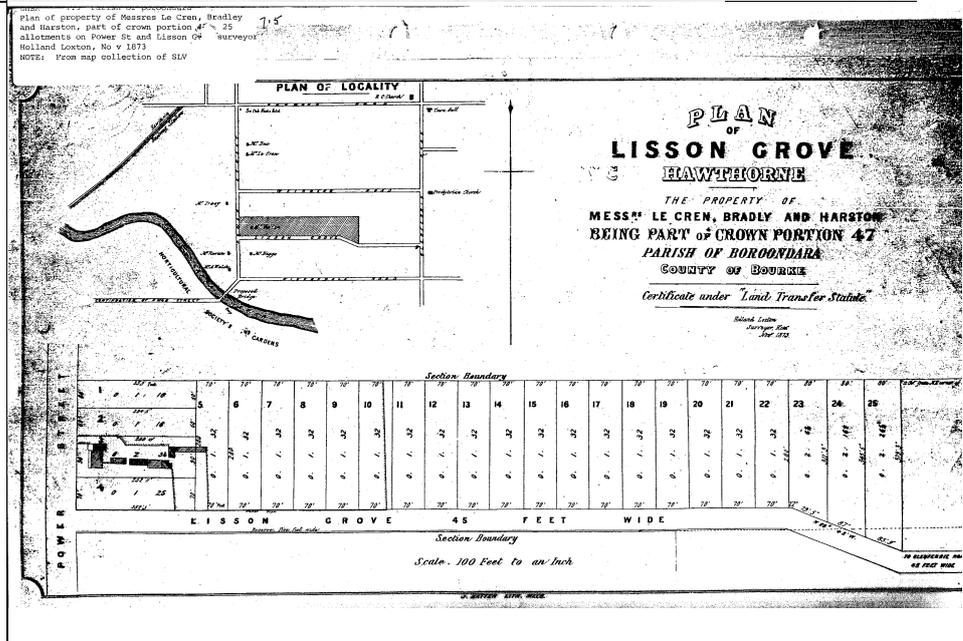
[Source - State Library of Victoria, AN: H97.250/618 IN: jc005940]



Figure 62

Plan of Lisson Grove Subdivision

[Source - Hawthorn Historical Society Plan Collection]



⁸⁴ Meredith Gould 1993, Hawthorn Heritage Study p. 29, states that the purchase by Thomas Payne was met with great interest as he was a man who made his mark in colonial Victoria. An index search of A history of Hawthorn, and a web search failed to shed any further light on this comment.

This pattern continued as the era of large properties shifted to accommodate the burgeoning professional middle class moving into Hawthorn. As Gwen McWilliam notes:

There were over 40 fine properties by 1888, mostly on large allotments, some through to Riversdale or Wattle Roads, so ideal for development - even then, with the Glenferrie Road south corner, 80 by 300 feet, for sale 'to investors and capitalists' 20/10/1888.

The 1870s subdivision of Lisson Grove by developers, Le Cren, Harston and Bradley has been described as:

the first really speculative venture in subdivision in Hawthorn: and as these vendors bought at agricultural values and sold at residential prices, it is needless to say that their profits were satisfactory⁸⁵

McWilliams adds that by the 1890s Lisson Grove was:

Hawthorn's most fashionable avenue - a quiet tree lined street of lovely homes in large gardens, with tennis courts, orchards, coach houses, summer houses (and fowlyards) of the notable well-to-do, to the envy of the neighbourhood⁸⁶

Lisson Grove was home to several prominent public officials including William Shiels, MLA, treasurer and premier of Victoria, who resided at no.38. William Davidson, Inspector General of Waterworks, lived at the house named *Maroondah* at no.22. Donald Munro lived at no.42, son of a former Premier of Victoria, James Munro, who was rather notoriously in partnership with W.L. Baillieu.⁸⁷

This has contributed to Lisson Grove being a good reflection of the late 19th century. The next major phase of development in this precinct occurred during the interwar period. Several new side streets were laid out opening up further land for subdivision and a pattern emerged of smaller residential allotments and flats to accommodate the higher population density in the suburb.

5.2 Description

Scale, form and siting

Lisson Grove is characterized by large allotments and houses that are set in substantial gardens with large frontage setbacks. The street width is wide when compared with Wattle Road, and is similar to Manningtree Road. There are a number of cross streets, including Burton Avenue that provides access to Wattle Road, and Through Street to Riversdale Road.

⁸⁵ Smith and Corrigan, 1896, *The history of Hawthorn to 1895*, p. 98 cited in Meredith Gould 1993, *Hawthorn Heritage Study*, vol. 1A, p. 44

⁸⁶ Gwen McWilliam, 1989, "Lisson Grove", Hawthorn Historical Society, cited in Meredith Gould 1993, *Hawthorn Heritage Study*, vol. 1A, p. 44

⁸⁷ Hawthorn Heritage Study, Meredith Gould, 1993. Citations for Lisson Grove

Subdivision layout and public realm

Lisson Grove is an example of a 'bent' street which is prevalent throughout Hawthorn, and probably results from the original crown allotment layout and the subsequent subdivision of land at either end of streets without an alignment for the road.

The allotment size in Lisson Grove results largely from successive subdivision of large estates into smaller and smaller parcels. There is a substantial difference in lot sizes throughout the area land largely representing the various stages of subdivision that took place. There are no intact large estates remaining, apart from the somewhat fragmented site occupied by the Erasmus School at 40 Lisson Grove.

There is bluestone kerbing however it has been relaid, as the road levels have been rebuilt. The street trees are probably no older than 10-15 years, and the footpaths are concrete.

Building styles

The period of development of Lisson Grove is predominantly Victorian with a few Edwardian houses. Most of the Victorian styles are represented and there is an equal representation of single and double storey buildings. Many houses have features of the Victorian Italianate style with asymmetrical form and bay windows. The styling is relatively conservative, making use of the full range of Victorian elements and detailing in brick and stucco. The work of some notable and less notable Melbourne architects is illustrated in the house Intra at 34 Lisson Grove (Reed and Tappin) and Maroondah (Prockhurst and Ruck) at 22 Lisson Grove.⁸⁸

At the Glenferrie end of Lisson Grove there are a number of Edwardian houses built as a result of subdivisions from larger allotments at a later date, probably associated with the large houses at 42 and 58 Lisson Grove.

**Figure
63**

34
Lisson
Grove

[Source
-
Context
Pty Ltd,
2008]



⁸⁸ Hawthorn Heritage Study, Meredith Gould, 1993. Citations for Lisson Grove.

Figure 64

29
Lisson
Grove

[Source
-
Context
Pty Ltd,
2008]



Figure 65

53
Lisson
Grove

[Source
-
Context
Pty Ltd,
2008]



Although there are examples of different styles including Edwardian and Interwar it is predominantly the mid to late Victorian styles that are most commonly represented. Many of these are complemented by appropriate fencing.

Integrity

Lisson Grove has a very high percentage of Victorian houses on large allotments, and there are relatively few non-contributory buildings. The integrity declines towards Power Street where there is a higher proportion of contemporary buildings. The integrity of this part of the street is too low to be considered in the precinct. The existing heritage overlays for individual places in Lisson Grove are comprehensive, and a number of contributory buildings support these key buildings.

5.3 Assessment of significance

Comparative analysis

The analysis undertaken indicates that Lisson Grove is a highly consistent streetscape of fashionable late nineteenth century dwellings. In comparison with other precincts in Boroondara, Lisson Grove is particularly consistent in terms of style (the predominant style is of the asymmetrical Victorian Italianate in stucco) although there are examples of the symmetrical Victorian house, and of the use of face brick. Other precincts such as Harcourt Street (HO151) and Sackville Street, Kew (HO162) provide examples of the largest mansions and allotments in Boroondara, however Lisson Grove has less examples of other styles and an extensive run of buildings that are contributory on

both sides of the street. Although there are numerous examples of the style of house represented in Lisson Grove elsewhere in Boroondara, it is unusual to find so many adjacent to each other and of such high integrity.

Historic significance

Lisson Grove resulted from the subdivision of major landholdings, including the estates of George McKelvey's Tripoli and Henry Walsh's Longfield, both of which fronted Power Street and are now demolished. Henry Ray's estate of Maida Vale fronted Glenferrie Road and was subdivided in stages from 1879-1883. (RNE Criteria A.4, H.1)

Aesthetic significance

Lisson Grove stands as a highly consistent street of Victorian Italianate villas on large allotments. The subdivision pattern generally represents the first subdivisions of the large estates. The houses demonstrate a variety of stylistic elements in both single and double storey form. There is limited evidence of the work of notable architects and some designs by less prominent architects.⁸⁹ Individually the houses are not remarkable, and are of types found elsewhere in Boroondara, however the presence of so many in one street is of significance, as is the retention of many of the large allotments. The integrity of individual houses is fair, as many have been renovated and additions made, however the integrity of the street is high. Individual places such as 34 Lisson Grove to a design by Reed Smart and Tappin are situated between adjacent contributory dwellings for which no architect has been identified.

Although the cross streets contain some consistent examples of Edwardian, Interwar and later buildings, they do not meet the threshold of local significance to warrant inclusion in a precinct.

Blocks of flats dating from the 1940s occupy some of the large allotments in Lisson Grove formerly occupied by single houses. Although some of these flats are good examples of their type, their contribution to the significance of the area is limited to the retention of large allotments. (RNE Criteria D.2, E.1)

5.4 Statement of Significance

What is significant?

Lisson Grove was created by a subdivision in c1873, and may be the earliest speculative subdivision for middle class housing in Hawthorn. The properties in the middle and eastern section of the street, comprising nos. 20 to 64 and 25 to 83, form a cohesive residential precinct dominated by Victorian era houses mainly built in the 1880s. The houses are varied, but within a limited range of types typical of the late 19th century. They are generally Italianate, both double fronted and asymmetrical, in cement render or coloured brick, both single and double storeys. There

⁸⁹ Gould M, Hawthorn Heritage Study, , 1993.

are also a handful of Edwardian era houses and 1920s Bungalows. The blocks are relatively large and deep, allowing generous front garden setbacks, creating a 'garden suburb' setting. Some houses are quite grand by virtue of a larger block or return two storey verandas, many of which have been individually listed in the past.

How is it significant?

Lisson Grove is of historic and aesthetic significance to the City of Boroondara.

Why is it significant?

Lisson Grove is of historic significance as an illustration of the development of middle class suburbs in Hawthorn in the late nineteenth century and early twentieth century. It is significant for its associations with prominent members of Melbourne's business and professional community of the later decades of the nineteenth century. (RNE Criteria A.4, D.2)

Lisson Grove is of aesthetic significance for its high quality Victorian residences that are set on large allotments. It demonstrates the style of housing built by the upper middle classes in Hawthorn in the late nineteenth and early twentieth century. There is a wide range of Victorian styles represented in Lisson Grove, and whilst these are generally of conservative styling, they represent the upper middle class ideal of a spacious villa, large house or even small mansion. The high level of integrity of the individual places is complemented by a low incidence of contemporary development. (RNE Criterion D.2)

Lisson Grove demonstrates the garden suburb ideal in town planning by maintaining large allotments, many with varying depths, frontage setbacks and fences that permit views of gardens. Although many elements of front gardens and fencing are not in themselves of historic value as they have been replaced, they provide an appropriate front setting for the houses. (RNE Criterion E.1)

Schedule of contributory buildings

No	Comment	Level of Significance	Recommended for inclusion in precinct
Ardene Court			
1	Interwar double front with contemporary two storey extension	Non-contributory	No
3	Cream brick 1950s	Non-contributory	No
4	Victorian, double fronted, bay windows, return verandah, house originally named Ardenne, large site H0431	Significant	No
5	Clinker brick, 1960s	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
6	1960s painted brick, tiled roof	Non-contributory	No
7	Rendered early modern	Non-contributory	No
8	Interwar flats, cream brick, probably architect designed	Non-contributory	No
9	Rendered early modern	Non-contributory	No

Burton Ave

1	Edwardian brick & roughcast house	Contributory	No
3	Edwardian weatherboard & roughcast house	Contributory	No
5	Edwardian weatherboard & roughcast house	Contributory	No
7	1990s flats	Non-contributory	No
9	1900s flats	Non-contributory	No
10 & 12	Pair of Interwar brick & stucco duplexes ('Old English'), tile roofs, clinker-brick front fence, #10 - new carport[very similar to 10-14 Through St]	Non-contributory	No
14	Contemporary house	Non-contributory	No
15	Late Edwardian weatherboard & roughcast house	Contributory	No
16	Contemporary house	Non-contributory	No
17	Brick Californian Bungalow, tiled roof	Contributory	No
19	Californian Bungalow, tiled roof, brick, painted	Contributory	No
18-20	Sherwood Court - 2-storey stuccoed Interwar flats with brick accents, tiled roof	Contributory	No
21	Weatherboard Edwardian house	Contributory	No
23	Contemporary house	Non-contributory	No
25	Contemporary house	Non-contributory	No

Carson Crescent

1	Contemporary	Non-contributory	No
2	Interwar bungalow, cement sheet	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
3	Contemporary	Non-contributory	No
4-6	Interwar	Non-contributory	No
5	Contemporary	Non-contributory	No
7	Contemporary	Non-contributory	No
8	Stable building, two storey belonged to Susie Forge, much altered	Significant	No
9	Interwar altered	Non-contributory	No
11	Weatherboard interwar bungalow	Contributory	No
12	Contemporary	Non-contributory	No
13	Contemporary house	Non-contributory	No

Glenferrie Road

541-545	Two-storey late Edwardian shops (see also 87-95A Riversdale Road)	Significant	No
547-549	Pair of c1910s single-storey shops	Contributory	No
551-553	Contemporary office buildings	Non-contributory	No
555	Hawthorn Receptions - contemporary building	Non-contributory	No
557	Contemporary multistorey flats	Non-contributory	No

Lisson Grove

561	Contemporary multistorey flats	Non-contributory	No
563	Multistorey flats	Non-contributory	No
567-569	Pedders Suspension - service station built on front of brick Victorian house	Non-contributory	No
571	St Josephs Primary School	Contributory	No
573	Two-storey Victorian house with interwar extension to front	Contributory	No
575	Multistorey flats	Non-contributory	No
577-579	C1930s Old-English brick duplex	Contributory	No
581	Two-storey early 20 th century house	Contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
<i>Wattle Road</i>			
Lisson Grove			
1	Victorian house, slate roof, brick painted	Contributory	No
2-4	1960s cream brick units	Non-contributory	No
3	Victorian house, slate roof, brick painted, verandah altered, new shutters	Contributory	No
6	Buxton development site (1920s remnant)	Non-contributory	No
7	Kildare - 2-storey early Modern brick flats, new front fence	Non-contributory	No
8	2-storey stuccoed 1950s flats	Non-contributory	No
9	Knox Court - contemporary flats	Non-contributory	No
10	Victorian stuccoed house, slate roof	Significant	No
11	1970s flats	Non-contributory	No
12	Contemporary 2-storey house	Non-contributory	No
13-17	The Mews - 1970s houses	Non-contributory	No
16	1940s clinker brick flats	Non-contributory	No
18	1960s cream brick house	Non-contributory	No
19	House - 2-storey Edwardian transitional H0458	Significant	No
20	Vasey Care - 2-storey Victorian house, altered	Non-contributory	Yes
21	1970s flats	Non-contributory	No
22	Maroondah - Victorian house, large garden H084	Significant	Yes
23	Contemporary house	Non-contributory	No
24	Early Modern flats (no photo)	Non-contributory	Yes
25	Stuccoed Victorian house, verandah altered c1920s	Contributory	Yes
26	Struan - large 2-storey Victorian house H0426	Significant	Yes
27	2-storey Victorian house, 2-storey return verandah	Contributory	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
28-28A	2-storey stuccoed Art Deco flats	Non-contributory	Yes
29	Late Victorian house, slate roof, brick painted	Contributory	Yes
30	1970s units	Non-contributory	Yes
31	Stuccoed Victorian villa, wild garden	Contributory	Yes
32	Stuccoed Italianate house, five-sided front bay, slate roof	Contributory	Yes
33	Stuccoed Victorian villa, round-headed windows with rendered labels, massive pine, verandah removed?	Contributory	Yes
34	Intra or Cintra - Stuccoed Italianate house, five-sided front bay, slate roof H085	Significant	Yes
35	2-storey stuccoed Victorian house, double-height verandah	Contributory	Yes
36	1960s flats, renovated	Non-contributory	Yes
37	Contemporary house	Non-contributory	Yes
38	Formerly Austral - 2-storey Victorian house H086	Significant	Yes
40	Erasmus School - Victorian house with large 2-storey rear extension	Contributory	Yes
42	Kinvoir - Victorian house, large site H087	Significant	Yes
43	Late Edwardian house, tiled roof, brick painted	Contributory	Yes
44	Airedale - Late Victorian house, contemporary extension	Contributory	Yes
45	Brick bungalow, original brick fence and gate	Contributory	Yes
46	Edwardian brick house with attic storey, tiled roof, very intact	Contributory	Yes
47	Valetta - 2-storey brick Victorian house H088	Significant	Yes
48	Edwardian brick house, slate & tile roof, large site	Contributory	Yes
49	Stuccoed Italianate house, slate roof, deep front garden	Contributory	Yes
50	Edwardian brick house, slate roof, very intact	Contributory	Yes
51	Bungalow, altered	Non-contributory	Yes
53	Stuccoed Victorian house, slate	Contributory	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
	roof, reproduction front fence		
56	Stuccoed Italianate house, slate roof	Contributory	Yes
58	Formerly Roslyn - 2-storey stuccoed Italianate house H089	Significant	Yes
59 & 61	Edwardian duplexes, tiled roof	Contributory	Yes
60	Stuccoed Victorian house, front bay altered	Contributory	Yes
62	Bi-chrome brick Victorian house	Contributory	Yes
63	Contemporary flats	Non-contributory	Yes
64	Brick California Bungalow	Contributory	Yes
65	House - Victorian, very intact (vacant) H090	Significant	Yes
67	Stuccoed Victorian house	Contributory	Yes
69	Stuccoed Italianate house, 5-sided bay, slate roof	Contributory	Yes
71	Stuccoed Italianate house, slate roof	Contributory	Yes
75	Prospect House - 2-storey, brick Victorian house H0459	Significant	Yes
79	Weatherboard late Victorian house, large rear extension	Contributory	Yes
81	1970s units	Non-contributory	Yes
83	Hallbower - 2-storey stuccoed Victorian house H0460	Significant	Yes

Lochrae Court

1-7	Two 2-storey 1940s clinker brick flats (identical to 16 Lisson Gv)	Non-contributory	No
2-8	Two 2-storey 1940s clinker brick flats (similar to 16 Lisson Gv)	Non-contributory	No

New Street

1	Hawthorn's Victoria Gardens, 2 storey interwar	Contributory	No
2A	Brick, inter war, tiled roof	Non-contributory	No
3	Brick, interwar, tiled roof	Non-contributory	No
4	Interwar, brick, tiled roof	Non-contributory	No
6	Contemporary two storey	Non-contributory	No

Power Street

No	Comment	Level of Significance	Recommended for inclusion in precinct
127	Renovated Edwardian	Non-contributory	N
129	Victorian	Contributory	No
131	Rosbourne School H0106	Significant	No
135	Interwar	Contributory	No
137	Victorian	Contributory	No
139	Interwar	Contributory	No
141	Late Victorian renovated	Contributory	No
143	Timber Victorian house	Contributory	No
145-147	Spanish Mission duplex	Contributory	No
149	Contemporary house	Non-contributory	No
151-153	Two two-storey Victorian terraced houses	Contributory	No
155-157	Two blocks of multistorey contemporary flats	Non-contributory	No
161	Two-storey interwar flats	Contributory	No
165-167	Two blocks of multistorey contemporary flats	Non-contributory	No
169-173	Three Victorian brick houses	Contributory	No
175-181	Blocks of multistorey contemporary flats	Non-contributory	No

Riversdale Road

1	Reserve	Non-contributory	No
5	H0471	Significant	No
7	'Dalvey' - Brick Victorian house	Contributory	No
9	Brick Victorian house, altered	Contributory	No
11	H0111	Significant	No
17	Interwar (?)	Contributory	No
19	Contemporary two-storey flats	Non-contributory	No
21	Two-storey rendered Victorian house	Contributory	No
23	H0472	Significant	No
25-35	Contemporary units	Non-contributory	No
37	H0473	Significant	No
39	Brick Victorian house (overpainted)	Contributory	No
41	Two-storey contemporary flats	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
43-45	School sporting reserve & contemporary building	Non-contributory	No
47	Multistorey contemporary flats	Non-contributory	No
57	Interwar (?)	Contributory	No
59	Contemporary	Non-contributory	No
61	Interwar (?)	Contributory	No
65-71	Three blocks of multistorey contemporary flats	Non-contributory	No
73	Interwar flats	Contributory	No
75-77	Two brick Victorian houses	Contributory	No
79	Two-storey Victorian brick house (overpainted)	Contributory	No
81	Late 20 th century commercial building	Non-contributory	No
85	Contemporary shop	Non-contributory	No
87-95A	Two-storey late Edwardian shops (see also 541-549 Glenferrie Road)	Significant	No

Through Street

4-6		Non-contributory	No
8-14		Non-contributory	No

Vivian Grove

1	Late Edwardian weatherboard	Contributory	No
2	Contemporary brick	Non-contributory	No
3	Edwardian, weatherboard/roughcast	Contributory	No
4	Contemporary brick	Non-contributory	No
4a	Edwardian, tiled roof	Contributory	No
5	Edwardian, tiled roof	Contributory	No
6	Edwardian, tiled roof	Contributory	No
7	Inter-war bungalow, tiled roof	Contributory	No
8	Brick contemporary	Non-contributory	No
9	Interwar weatherboard	Non-contributory	No

Wattle Grove

1	Victorian single fronted	Contributory	No
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No	Comment	Level of Significance	Recommended for inclusion in precinct
	weatherboard		
2	Late Victorian block fronted weatherboard similar to 4	Contributory	No
3	Block fronted Victorian weatherboard	Contributory	No
4	Late Victorian block fronted weatherboard	Contributory	No
5	Victorian, double fronted cladding over weatherboards	Contributory	No
7	Victorian, double fronted Tiled roof	Contributory	No
6	Edwardian weatherboard renovated	Contributory	No
8	Edwardian weatherboard	Contributory	No
9	Contemporary, under construction	Non-contributory	No
14	Victorian single fronted render finish, same as 16	Contributory	No
16	Victorian single fronted Render finish	Contributory	No

Wattle Road

2a	Interwar roughcast bungalow Original condition	Contributory	No
3	Contemporary 2 storey house	Non-contributory	No
4	Edwardian single front, brick and roughcast	Contributory	No
5	1950s cream brick house	Non-contributory	No
6	Edwardian single front, brick and roughcast, altered front window	Contributory	No
7-9	Edwardian duplex/maisonette Addresses corner of Vivian Grove, front window interesting	Contributory	No
8	Edwardian single front, brick and roughcast	Contributory	No
10	Edwardian single front, brick and roughcast	Contributory	No
12	1980s house	Non-contributory	No
14-16	1980s houses, pair	Non-contributory	No
18	Italianate renovated. Large setback from street, similar to 22	Significant/contributory	No
20	1960s flats	Non-contributory	No
21	Victorian, slate roof, large	Significant	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
	setback from front		
22	Italianate large setback from street	Significant	No
23	Contemporary flats/aged care	Non contributory	No
24	1970s flats	Non-contributory	No
27-29	Broadmead, contemporary aged care flats	Non-contributory	No
28	1960s flats	Non-contributory	No
30	Victorian block fronted weatherboard	Contributory	No
31-33	St Anns, contemporary brick	Non-contributory	No
32	Victorian, brick render finish, timber verandah	Contributory	No
34	Victorian, double fronted, polychrome brickwork, similar to 38	Contributory	No
36	Victorian, double fronted, polychrome brickwork, similar to 38	Contributory	No
38	Victorian, double fronted, render	Contributory	No
39	Contemporary flats	Non-contributory	No
40	Interwar, renovated, high fence	Non-contributory	No
41	Victorian, asymmetrical, return verandah Large setback from front, historical associations with German family	Significant	No
42	contemporary	Non-contributory	No
43	Victorian, asymmetrical, return verandah, similar to 41, historical association with German family	Significant	No
44	Victorian, slate roof, quoining, large site, H0137	Significant	No
45	Interwar brick bungalow, addresses New Street	Contributory	No
46	Contemporary house	Non-contributory	No
47	Interwar, brick	Contributory	No
48	Victorian, two storey, upper level verandah, painted brick	Contributory	No
48a	Interwar bungalow, brick and	Contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
	tile roof		
49	Interwar, brick	Contributory	No
50	Beulah, Victorian/interwar renovation, two storey house/flats stable exists at 8 Carson Crescent	Significant/contributory	No
51-53	Victorian with, slate roof, arched porch, contemporary extension, large setback from street, flats adjacent	Contributory	No
54	1950s 'L' shaped, large site and setback	Non-contributory	No
55	Late Edwardian, brick , two storey extension	Contributory	No
56	Brick interwar, tiled roof	Non-contributory	No
57-59	Architect designed contemporary	Non-contributory	No
58	Victorian, slate roof, render, large setback from street, paired columns to verandah	Significant	No
60	Victorian, slate roof, render, large setback from street H0138	Significant	No
61	Victorian brick, slate roof, tuck pointed Early homestead form, large setback from street, trees including Moreton Bay fig, H0429	Significant	No
62	Brick bungalow, tiles roof, original condition	Contributory	No
63	Contemporary flats, Knotty Wood Garden setting	Non-contributory	No
64	Brick late interwar, tiled roof	Non-contributory	No
65, 65a, 65b,	Single fronted Edwardian brick	Contributory	No
67	Contemporary rendered	Non-contributory	No
68	Interwar bungalow, brick, tiled roof, original condition	Contributory	No
69	Contemporary flats	Non-contributory	No
70	Interwar bungalow, brick, tiled roof painted brick	Contributory	No
70a	Interwar flats	Non-contributory	No
71	Glenferrie primary infant school, part of H095	Significant	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
72	Contemporary brick two storey	Non-contributory	No
73	Surrey, two storey narrow fronted Victorian bichrome brick HO479	Significant	No
74	Late Victorian bichrome brick, asymmetrical, high fence, tiled roof	Contributory	No
75	Loyola, two storey narrow fronted Victorian bichrome brick HO479	Significant	No
76	Victorian, brick with slate roof, contemporary high fence, large setback from street	Significant	No
77	Victorian brick, tiled roof, large setback	Contributory	No
78	Victorian, brick with slate roof, trees and overgrown garden, house not visible	Significant	No
79	Victorian brick, tiled roof, large setback	Contributory	No
80	Vacant site, rear of St Joseph's primary school	Non-contributory	No
82-84	Victorian, two storey, bichrome brick duplex, upper level verandahs	Contributory	No
86	Victorian, slate roof, large setback from road	Significant	No
88	Early Victorian, single storey at front, two storey behind High pitched roof form, German origins, porch and shutters added, dogtooth chimneys	Significant	No

5.5 Statutory recommendations

It is recommended that:

- The Lisson Grove residential precinct is added to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entry as shown below.
- The extent of registration is the whole of the precinct as shown on the precinct map and defined by the title boundaries of the Significant and Contributory places.
- *Hawthorn Heritage Precincts Study Volume 2: Precinct Citations* is adopted as a Reference Document to the Boroondara Planning Scheme.

External Paint Controls Apply?	Internal Alterations Control Apply?	Tree Control Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
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No	No	No	No	No	No		No
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