

PLACE IDENTIFICATION FORM

ADDRESS

19 Isabella Grove

TYPE

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- Other

TITLE

"Olivetti"

EXISTING DESIGNATION

HBR [ ] GBR [ ] AHC [ ] NT [ ] VAS [ ]

STREETSCAPE LEVEL

1 [ ] 2 [X] 3 [ ]  
SIGNIFICANT [ ] SIGNIFICANT [ ]  
STREET TREES KERB & GUTTERS

GRADING

A [ ] B [X] C [ ] D [ ] E [ ]  
(partly concealed by fence)  
KEYNOTE BUILDING [ ]

RECOMMENDED FOR

HBR/GBR [ ] AHC [X] URBAN CONSERVATION AREA [X]  
VAS [ ] PLANNING SCHEME PROTECTION [X]  
CULTURAL LANDSCAPE [ ] OTHER [ ]

SURVEY DATE Nov. 91.  
NEG FILE 42.19.20.  
Title  
Vol.  
Fol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date 1885  
Architect  
Builder Thomas Pearce  
Elements engineer and contractor.  
- House with lower garden.



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X] Fair [ ] Poor [ ]  
CONDITION Good [X] Fair [ ] Poor [ ]

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

## 19 ISABELLA GROVE

### "OLIVETTI"

#### History

St. James Park Estate was subdivided in 1871 by George Coppin, who had purchased the Palmer property "Burwood" in 1869. It became the first suburban section of Hawthorn, primarily developed with mansion houses. Thomas Pearce, engineer and contractor, was rated in 1885 as the first owner/occupier of a house in Isabella Grove, NAV 85 pounds, identified later as "Olivetti" at No. 19.<sup>1</sup>

#### Description

A towered design from the second development push at St. James Park during the 1880s boom. Its form reflects the common form of the period.

The house comprises a large single storey house addressing the street with a projecting bay and return cast iron verandah, and a more impressive facade to the side garden where a simple two stage tower is set well back from the street. The eaves are bracketed and embellished with render panels in typical 1880s form. Simple render embellishments are also effected over the openings to the bay window. The walls appear to be brick, now heavily overpainted with string courses in render (requires further inspection). The roof is standard hipped slate and the tower has a concealed roof behind its simple parapet.

#### Assessment

The tower as a mansion house symbol was encouraged in Melbourne by adoption of Toorak house as the Vice Regal residence in 1854. In 1874 Government House relocated to the new Italianate mansion at Government House in the Domain by William Wardle, again a building with a prominent tower. Italianate design in harmony with this building proliferated throughout the metropolis. Nowhere was the tower concept more fully pursued than in Hawthorn where the 1860s had seen mansion house developments as country retreats on large allotments through the 1860s. The exclusive Grace Park subdivision provided another opportunity to draw attention to wealth by the addition of a tower.

Olivetti is a standard villa design from the 1880s made into a "mansion" just by application of the tower. Many other designs in St. James Park, particularly in the 1880s boom period, adopted a similar tower form. Two storey examples are 7, 8, 9 Yarra Street c1890, 5 Coppin Grove (1872), 22 Shakespeare Grove (1874), 1 Shakespeare Grove (1888 tower). Single storey buildings less frequently employ a tower but several examples occur in Hawthorn including 15 Hawthorn Grove (1896).

This is a simply executed tower less elaborate than the most. In this location it is significant for the reinforcement it provides to the mansion house character of the precinct.

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<sup>1</sup>. Hawthorn RB 1885-86 No. 68 (Nov. 1885).

19 Isabella Grove continued

Significance

Metropolitan

1. Architecturally significant for the illustration of the "mansion" concept embodied in the incorporation of a tower into the design.
2. Architecturally significant for the contribution to the St. James Park mansion precinct.

