

PLACE IDENTIFICATION FORM

ADDRESS

45 Liddiard Street

TYPE

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

TITLE

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

A [] B [X] C [] D [] E []
KEYNOTE BUILDING []

RECOMMENDED FOR

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

SURVEY DATE Nov. 91.
NEG FILE 83.36.
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 1884-1885
Architect
Builder
Elements -
House, 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 []

Note: flats in 1939.

CROSS REFERENCED INFORMATION

Associated significant garden []

Owner advises central part of cottage built in 1850s. Western wing added in 1930s. Other sections built in 1880s. GKullen 6/1994

45 LIDDIARD STREET

History

Built in 1884-85,¹ this Hawthorn villa had an early association with the Abbott family. George Abbott, auctioneer, was there between 1884 and 1886,² followed by Mrs. Abbott, the owner in 1887.³ It was the home of G.M. Abbott throughout the 1890s.⁴

Description

A single storey rendered house with hipped slate roof. The house is flanked by projecting bayed wings separated by a cast iron verandah. The openings are simply executed with moulded architraves only to the bay windows. The cast iron verandah adopts a timber valence frame, typical of late 1860s to early 1870s buildings in the inner city.

Assessment

Liddiard Street is an early subdivision in Hawthorn, undertaken in 1871 by W.H. Liddiard, with 50 residential allotments. Its development occurs over a long period which is apparent from the variety of building styles, setbacks and the generally narrow allotment sizes. Several of the surviving buildings are from the 1870s, built before the boom of the 1880s and the ordered garden suburb which then developed. In reflection of this the houses have either a row house forward looking quality or a country feeling. The latter is apparent here. Despite the front garden this building is not a villa design. Few buildings of this double wing form occur in Hawthorn. 16 Kooyongkoot Road of 1886 is a later example which has been modified to suit quasi-Queen Anne style.

The building is substantially intact externally.

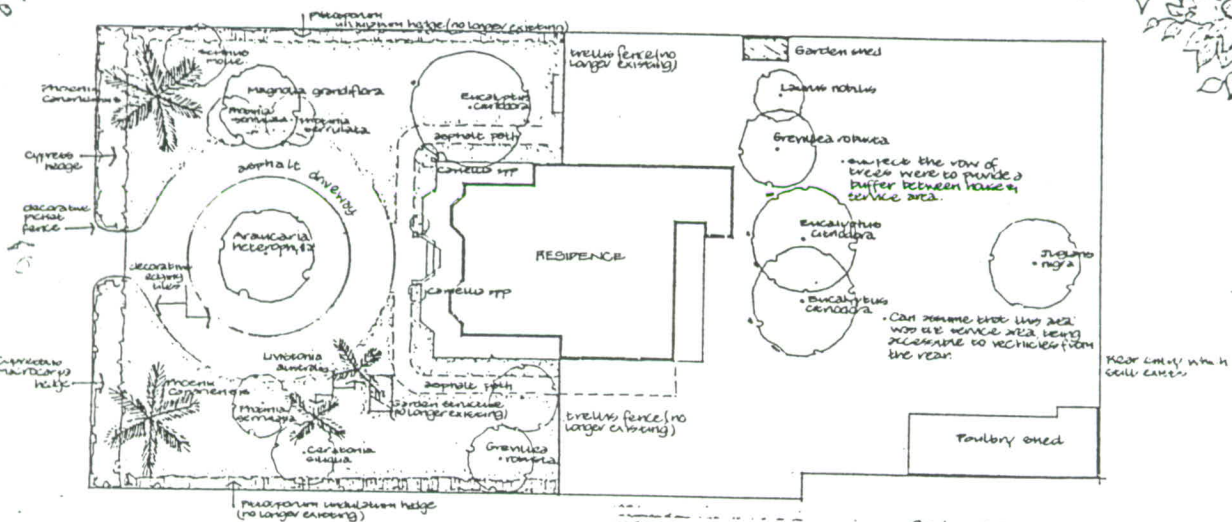
Significance

Metropolitan

1. Architecturally significant for its unusual two bayed design more usually associated with country properties and illustrating here the rural atmosphere at Hawthorn up to the early 1880s.
2. Historically significant in its illustration of the variety of development in Liddiard Street.

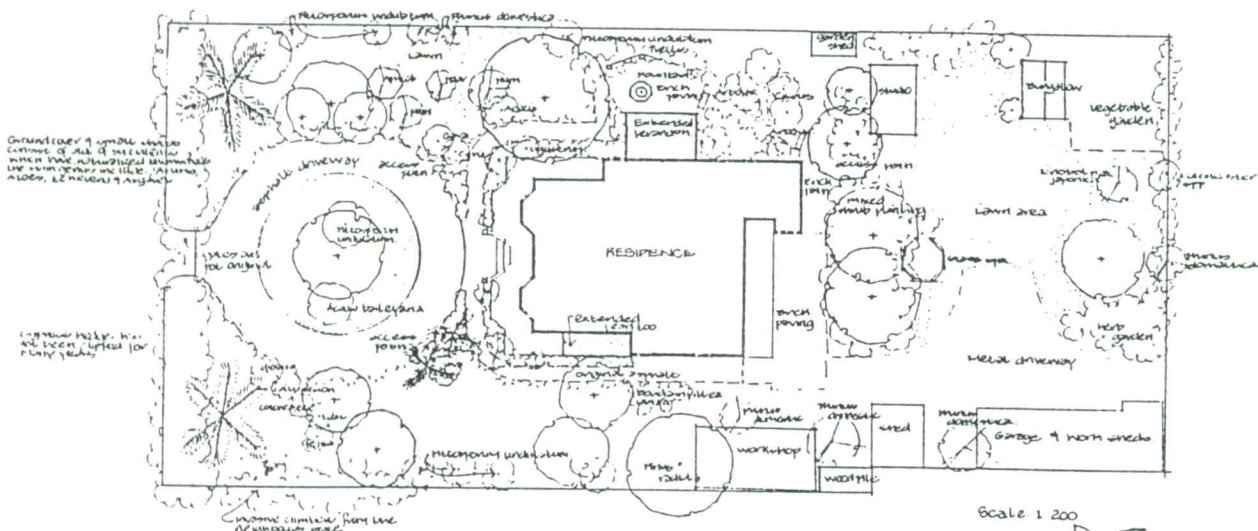
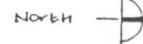
1. Hawthorn RB 1884-85 No. 1274 (NAV 65 pounds).
2. Ibid. 1885-86 No. 1587.
3. Ibid. 1886-87 No. 2131.
4. Melbourne Directories.

Liddiard street Residence



original garden layout

Scale: 1:200



existing garden layout

Scale: 1:200

