
Name	House	Reference No	
Address	19 Lisson Grove, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	1912	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Refer also to recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec BPS Heritage Overlay

History

No 19 Lisson Grove, Hawthorn, formerly 11 Lisson Grove¹, was built in 1912 for Mrs Eliza Ann Elliott and designed by noted architect Christopher Cowper.² Mrs Elliott owned an earlier house on the same allotment in Lisson Grove and had lived there with her husband since c. 1897.³ When the new house was constructed, earlier outbuildings, stables and a trellis garden structure were all retained.⁴

Mrs. Elliott remained at Lisson Grove until the late 1940s after which date the residence was occupied by Mr & Mrs. Leslie Ashton until the mid 1960s. Listings in the *Sands & McDougall Directory of Victoria* from the late 1960s listed two people residing at this address, possibly suggesting the property may have been divided into two separate tenancies⁵. This is further supported by drainage works carried out between 1957 and 1959.⁶

Known alterations have included the construction of a new brick fence, date unknown, and a carport, since replaced, in 1959. In 1992, additions and alterations were constructed at the rear of the residence.⁷

(Lovell Chen, 2006)

Description & Integrity

The house at 19 Lisson Grove, Hawthorn, is a double-fronted attic storey late Federation-era bungalow with some Queen Anne overtones. The symmetrical composition comprises a single-ridged, longitudinal gable slate roof appearing as a broad half-timbered Dutch gable with flared roof plane below and the main entrance inset beneath. The roofscape retains four chimneys of exposed red face brickwork relieved by roughcast rendered bands. The entrance is marked by a gabled porch projecting from the centre of the façade, supported by a scribed beam and paired Tuscan columns on brick piers; the porch gable repeats the half-timbered detail of the main gable and the floor is finished with mosaic tiles. The façade and sides display tuck-pointed red face brickwork and the central entrance contains a pair of half-glazed timber doors with leadlight glazing in circular motifs with

glazed fanlights. Flanking the porch are two bow windows, each containing a group of timber-framed casement sashes with leaded glazing and half-timbered panel above.

While it is noted that rear additions have been constructed, these do not impact on the views of the house from the street.

The timber paling front fence and gates and landscape are non-original.

Historical Context

One of Hawthorn's most desirable addresses, subdivision and the gazetting of the eastern end of Lisson Grove first occurred after 1873, with the western end subdivided a decade later. Today the street is generally characterised by large Victorian-era two-storeyed residences set on medium-sized allotments, with some later Federation-era houses, the result of a subsequent subdivision sited just east of the bend in the street.

Comparative Analysis

Like many houses constructed throughout the municipality at the time, 19 Lisson Grove, Hawthorn is a transitional design which combined elements of the Federation villa, such as red brick walls, timbered gabled slate roof and grouped casement sashes, with new bungalow elements, including a boldness of form, a very wide singular gable and projecting porch. The design is somewhat atypical in the use of transitional style with the application of a symmetrical composition. It is also more typical for a house of such nature to be found in Hawthorn East, Glen Iris and Kew, where the housing stock is more variable, than in this more typically Victorian section of Hawthorn.

Considering the house in the context of the work of the architect Christopher Cowper, there are a number of examples of Cowper's work surviving in the municipality, particularly in Kew and the nearby Grace Park Estate in Hawthorn. Many of these have been graded A or B in the relevant municipal heritage studies. In characteristic Cowper style, 19 Lisson Grove features projecting bays flanking a central recessed porch defined by supporting paired Tuscan columns and scribed verandah beams. The broad single-ridged roofline, however, is less common, as is the symmetrical composition. In this regard, the house could be broadly compared with 17 Selbourne Road, Kew (1914, architect unknown, graded A) which also displays symmetrical massing. No 19 Lisson Grove also broadly compares with another Cowper design, No 8 Denmark Street, Kew (also 1912, B-graded), though this differs in the use of a hipped roof and gabled bays.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

The house at 19 Lisson Grove, Hawthorn, is a good and relatively externally intact example of an attic storey Federation-era bungalow which demonstrates the transitional period from villa to bungalow architecture.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

The house at 19 Lisson Grove, Hawthorn, is atypical for its period in its combination of bold symmetrical massing with a single-ridged gabled roof, as opposed to the more typical asymmetrical massing of the Queen Anne style.

The association of this house with its designer, the well-known and prolific residential architect, Christopher Cowper is of interest. The house is considered to be a good example of Cowper's work, which is well-represented elsewhere in the City of Boroondara.

Statement of Significance

The house at 19 Lisson Grove, Hawthorn, is of local historical and architectural significance as a good and relatively externally intact example of an attic storey Federation-era bungalow which demonstrates the transitional period from villa to bungalow architecture. The house is atypical in its

combination of bold symmetrical massing with a single-ridged gabled roof, as opposed to the more typical asymmetrical massing of the Queen Anne style.

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Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: None applicable.

Specific:

¹ Property numbers in Lisson Grove changed in c. 1914.

² On the property service plan #42673, dated 20 March 1912, Mrs Elliott's address was given as 35 Grove Road Hawthorn.

³ As indicated by an earlier property service plan, also #42673, but dated 22 August 1904. Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1895 and 1915.

⁴ Melbourne & Metropolitan Board of Works property service plans no. 42673, dated 25 March 1912 and 22 August 1904.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁶ Melbourne & Metropolitan Board of Works property service plan no.42673, dated 4 March 1957 and inspected 17 March 1959, notes that a single metered water service will be satisfactory for the two flats.

⁷ City of Hawthorn Building Card Index, drawings accompanying permit #219/82, #419/92, dated 27 May and 8 October 1992 respectively.