
Name	<i>Prospect House</i>	Reference No	
Address	75 Lisson Grove, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	c. 1876	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

Prospect House was built in c. 1876 for John Trood. Previously numbered 55 Lisson Grove, Trood resided at this address until the late 1890s. In c. 1885, Trood had constructed four additional residences on land to the west of the right-of-way adjacent to his home. These single-storeyed residences were originally numbered 47-53 Lisson Grove (now 65-71), and were apparently constructed for investment purposes.¹ In 1900, Mrs Ada Trood was listed for the first time in the *Sands & McDougall Directory of Victoria* as the occupant of 47 Lisson Grove, the first of the four investment houses. This may indicate that she was by then a widow and had moved to a smaller residence. That same year *Prospect House* was listed as vacant. Subsequently, it was occupied by Robert and James Craig (ca. 1903-1908), Mrs Lucy Coppin, daughter of the theatrical entrepreneur and prominent Hawthorn resident, George Coppin (ca. 1910) and Garrett Dwyer (ca. 1914-22). The house was then occupied by a Mrs Hulme, until, just before the Second World War, it was acquired by the Marist Brothers, for the purposes of establishing a secondary school.² Various additions and alterations were made to the property from this date, but its large land holding has seemingly remained intact. Today it is believed that the house is again occupied as a residence.

(Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

Prospect House at 75 Lisson Grove, Hawthorn, is a very substantial, double-fronted, double-storey Italianate villa of brick construction on an essentially symmetrical plan, and set in a generous landholding. The hipped roof is finished with slate and it would appear that some of the chimneys have probably been removed; those remaining towards the rear of the house are probably not original and are constructed of overpainted brick. The façade displays tuckpointed bichrome brickwork, with window and door openings highlighted by the lighter brick work (including segmental arches), whereas the side walls are finished with overpainted render. A double-height verandah with corrugated galvanized steel skillion roof features fluted timber posts, non-original cast iron balustrade, frieze and

brackets, and the floor has been refinished with new tessellated tiles. The central entrance contains a panelled timber door with arched fanlight and stained glass surrounds. It is flanked on the west side by a canted bay and all window openings contain conventional timber-framed double-hung sashes. In the east side elevation, relating to the front room, there is a small timber-framed canted bay window.

The property has been extensively renovated, including additions assumed to have been made during the Marist Brothers period of ownership.³ A number of alterations and works were also made during the 1980s, including demolition of outbuildings, construction of a cabana, works to the verandah (including replacement of the verandah materials), construction of a detached garage in the front garden, and introduction of a swimming pool.⁴ More recent alterations include the mini-orb steel and timber fence and gates.

Historical Context

Lisson Grove is considered to be one of Hawthorn's most desirable addresses, with the subdivision and gazetting of allotments in the area dating back to 1873 at the eastern end of the street, and the western end being subdivided a decade later. Today the street is 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

Prospect House, 75 Lisson Grove, Hawthorn, is one of a number of large houses in this area of Hawthorn. Its use of bichrome brickwork was in the manner of Joseph Reed's *Ripponlea*, about eight years after Reed's design was completed to its first stage. In Victoria, the broad form, basically a symmetrical two-storey front with double-height verandah, dates back to the 1850s at least, and even in Lisson Grove it parallels No 35 Lisson Grove to the west, finished in overpainted stucco and with a very similar double-height verandah. The generally symmetrical, full-size-but-single-fronted form continued as a popular configuration around Melbourne suburbs for some years after the completion of the subject house. For example 75 Lisson Grove resembles several later Hawthorn houses such as the single-storey, symmetrically fronted group in Morang Road near Burwood Road, two large two-storeyed houses in Lyndhurst Crescent, and 73 and 75 Wattle Road, Hawthorn (both 1898). It differs from the more usual two-storeyed pattern in having its canted bay restricted to a single unit on one side under the verandah, although the segmental arches were usual in Italianate design in this period. It therefore compares and contrasts simultaneously with several Italianate designs nearby, such as 52 and 54 Lisson Grove. Houses of this type, however, were usually more contained and four-square in their general massing than 75 Lisson Grove, which has additions to the rear linked to the front by rendered side walls but set apart by a deep roof valley and differing chimneys.

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.

Prospect House, 75 Lisson Grove, Hawthorn, is a very substantial, double-fronted, double-storey Italianate villa of brick construction on an essentially symmetrical plan, and set in a generous landholding. It is one of a group of similar large houses built on generous sites in Hawthorn in the latter decades of the nineteenth century, although it differs from the more usual two-storeyed pattern in having its canted bay restricted to a single unit on one side under the verandah. The alterations to the building, including additions to the rear, do not detract in a significant way from the presentation of the building or an appreciation of its principal original building component.

Statement of Significance

Prospect House, 75 Lisson Grove, Hawthorn, is of local historical and architectural significance. It is a very substantial, double-fronted, double-storey Italianate villa of brick construction on an essentially symmetrical plan. It is one of a group of similar large houses built on generous sites in Hawthorn in the latter decades of the nineteenth century, although it differs from the more usual two-storeyed pattern in having its canted bay restricted to a single unit on one side under the verandah. It also retains, somewhat unusually, a still generous garden setting. The original component of the building is comparatively intact externally.

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: (Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

Specific:

¹ 75 Lisson Grove, place identification form, Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1875 and 1940.

³ The footprint of the house, particularly towards the rear, has been altered since it was recorded on Melbourne & Metropolitan Board of Works plan #56, scale 1":160', dated 1901, and Metropolitan Board of Works Detail Plan #1484, scale 1":40', dated 1903. This is evidenced in aerial photographs of the area prepared in 2004 for the City of Boroondara.

⁴ City of Hawthorn Building Index, Permit #3906 (2413) dated 21 May 1986; Permit# 5851 (4753) dated 28 September 1988; Permit # 6008 (5116) dated 22 November 1988; Permit #6129 (5350) dated 28 December 1988; Permit #6169 dated 24 January 1989.