

---

Name	<i>Hallbower</i>	Reference No	
Address	83 Lisson Grove, Hawthorn	Survey Date	09 May 2006
Building Type	Residence	Grading	C*
Date	c. 1892	Previous Grading	C*3



#### Extent of Overlay

To title boundaries.

Refer also to recommendations.

---

Intactness  Good  Fair  Poor

Heritage Status  HV  AHC  NT  Rec BPS Heritage Overlay

#### History

*Hallbower* is believed to have been constructed in c. 1892. A comparison of the 1901 MMBW survey plan with a current plan indicates that the house retains its original allotment - a shallow block with a wide frontage to Lisson Grove.<sup>1</sup> Originally numbered 61 Lisson Grove, the property was first listed in the *Sands & McDougall Melbourne Directory* in 1893, with the occupant given as Mrs Margaret McLean. The house appeared to have been used as a private residence for only twenty years, with occupants during this time including Charles McLeod (c. 1894-99); James Buttle (c. 1901-03) Charles Merritt (c. 1906) and Samuel Willis (c. 1908-12). During 1900 and 1903 the property was listed as vacant, suggesting the house may have been chiefly let to tenants.<sup>2</sup> In 1913 the property was listed in the *Sands & McDougall Directory of Victoria* as a nurses home, conducted by the Misses Corrie. The following year it was listed as a private hospital run by Miss Edith Barry. From this date until c. 1958, the property served an institutional use, and for many years was known as the *Wynstay Private Hospital*, conducted by Miss Barry. From 1959 until 1961, a Miss R A Barry was listed as the occupant of the property, but without a listing for the private hospital, suggesting this use may have been discontinued after this date. Subsequent listings indicate the property may have been vacant for a period of time (during 1962 and 1963) before it reverted to a private residence from c. 1964, occupied by B J Joseph.<sup>3</sup>

(Lovell Chen, 2006)

#### Description & Integrity

*Hallbower*, at 83 Lisson Grove, Hawthorn, is a double-fronted double-storey Victorian villa of brick construction on an asymmetrical plan with Italianate styling. It has a hipped slate roof with bracketed eaves and rendered chimneys with moulded caps. The principal (south) façade displays an overpainted rendered finish with overpainted brickwork elsewhere and features a double-height canted bay to the western side. The façade and east side elevation are screened by a double-height return verandah which features a dentilled cornice, cast iron Corinthian columns, balustrade, frieze and brackets which extend in a canted form around the bay window; it is unclear if the verandah floor

retains an original finish. The centrally-placed arched entrance contains a panelled timber door with a fanlight and sidelights, and moulded archivolts surrounds which merge with a moulded frieze extending across the ground floor façade. The ground floor window openings continue the arched head and moulded archivolt treatment, whereas the first floor windows have conventional straight heads. All windows contain timber-framed double-hung sashes.

With the exception of the front fence (a painted rendered brick wall) and an altered window opening at first floor level in the west side elevation, the house appears to be substantially externally intact. While the house is very close to the neighbouring boundaries, suggesting previous subdivision, and as indicated above, an MMBW plan prepared in 1901 indicates that the house has always occupied a small allotment, relative to the size of the building.<sup>4</sup>

### Historical Context

The subject property is located in one of Hawthorn's most desirable areas. The subdivision and gazetting of the eastern end of Lisson Grove first occurred after 1873; the western end was subdivided a decade later. Today the street is characterised by large two-storeyed Victorian 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

In its overall scale, composition, Italianate styling and detail, *Hallbower* can be compared with a number of similar examples nearby in Hawthorn and elsewhere in Boroondara. Though overpainted and lacking a prominent siting when seen from the street, it is similar to *Church Hill* at 6 Hepburn Street, Hawthorn (B-graded), which is enhanced by unpainted render and a commanding corner position. Similarly, it can be compared with the Italianate villas at nos 1, 12 and 14 Goodall Street, Hawthorn (all B-graded), which adopt a similar form, scale and styling with two-storey return verandahs with decorative cast iron, projecting canted bays and slate hipped roofs, although No 1 displays bichrome face brickwork. It is also similar to 149 Victoria Road, Hawthorn (B-graded), 110 Riversdale Road, Hawthorn (q.v. graded C\*2), 6 Gellibrand Street, Kew (graded B) and 12 Sackville Street, Kew (albeit polychrome brick and graded A). *Hallbower* is a variant of the house located opposite at 58 Lisson Grove (B-graded) and 892 Glenferrie Road, Kew (B-graded).

### 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.*

*Hallbower*, 83 Lisson Grove, Hawthorn, is a generally externally intact example of a substantial two-storey Italianate villa, large numbers of which were constructed throughout Hawthorn and the broader Boroondara area in the 1870s, 1880s and 1890s. While the house is partly obscured from the street by a fence, the handsome principal façade, and both the south and east presentation of the building (with return verandah) has some considerable prominence not least of all due to the comparatively shallow front setback for a dwelling of this size. The extent of the original garden setting is also clearly evident in the streetscape; the east side setting also allows for views of the east façade of the building.

### Statement of Significance

*Hallbower*, 83 Lisson Grove, Hawthorn, is of historical and architectural significance at a local level. It is a well executed and generally externally intact example of a substantial two-storey Italianate villa, of a type which was popular in Hawthorn and the broader Boroondara area in the latter decades of the nineteenth century. The handsome façade and south and east sides of the house have some considerable streetscape presence and prominence, not least of all due to the comparatively shallow front setback of the dwelling, and the retention of the original east side garden setback.

### 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:*

<sup>1</sup> Melbourne Metropolitan Board of Works survey plan no. 56, scale 1":160', dated 1901; Land Victoria on-line interactive map, 2006.

<sup>2</sup> Pattern of occupation derived from listings in the *Sands & McDougall Melbourne Directory*, various years between 1893 and 1914.

<sup>3</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1915 and 1974.

<sup>4</sup> Melbourne Metropolitan Board of Works survey plan no. 56, scale 1":160', dated 1901.