

PLACE IDENTIFICATION FORM

ADDRESS

22 Lisson Grove

TYPE

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

TITLE

"Maroondah"

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE *Oct. 91.*
 NEG FILE *26.33,*
 Title *27.0,02.*
 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 *1887*
 Architect *Prockter & Ruck.*
 Builder
 Elements -
House, drive, 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 []

22 LISSON GROVE

"MAROONDAH"

History

"Maroondah" at 22 Lisson Grove was built in 1887 for William Davidson, Inspector-General of Waterworks, from the designs of the architects Prockter and Ruck.²⁰ This firm was associated with the design of a number of notable domestic and commercial buildings in Melbourne and suburbs during the late 1880s and early 1890s.²¹ By the mid-1890s, as the colony came out of the economic depression, Lisson Grove had become Hawthorn's most fashionable avenue - "a quiet tree-lined street of lovely houses in large gardens, with tennis courts, orchards, coach houses, summer houses (and fowl yards) of the notable or well-to-do, to the envy of the neighbourhood".²²

Description

An elegant Victorian period villa, with hipped slate roof, three sided cast iron verandah and plain rectangular form. The walls are dark brick, probably Hawthorn browns, with render or sandstone quoins to the corners. Window openings extend to the verandah level. The composition is symmetrical about the entrance. Bluestone stairs lead up to the elegant and extensive verandah, itself with a bluestone plinth, marked by a gable end and double columns. The wide verandah has a concave profile, then losing favour to convex and cyma reversa forms. A timber valence frame is used to support the Greek pattern to the "straight". There is no frieze, but elaborate sunburst brackets are used to the slender cast iron columns.

The return driveway sweeps past the entrance and provides a stunning setting for the beautifully proportioned villa.

Assessment

The simple elegance of this structure is unusual for boom period Hawthorn. By the end of the 1880s the showy large villas with bay wings, double bay window fronts, or a mansion house colonnade form were dominant. Nos. 12 and 16 Kooyongkoot Road of 1884 and 1886 are good examples of the exuberance favoured. Lisson Grove had larger blocks, and therefore an opportunity to have large single storey houses which could be set well back from the street. Perhaps this attracted a more conservative occupant. No. 42 has a similarly restrained though still impressive form. This design utilizes the strength of the materials to create its impact. The bluestone plinth is rough faced, the brickwork is dark and somewhat forbidding, and the quoins strongly expressed in raised form. A less forceful but similarly plain approach is used by Prockter on 35 Hawthorn Grove of 1893. The house is similar in form and detailing to the earlier unattributed design at 42 Lisson Grove of 1879/80.

20. Gwen McWilliam, Lisson Grove, Street Walk VI, Hawthorn Historical Society, 1989. (Recommend Hawthorn rate book entry no. should be searched to confirm original owner).

21. Miles Lewis, "Australian Architectural Index", Univ. of Melb., 1977.

22. Gwen McWilliam, Lisson Grove.

22 Lisson Grove continued

The Greek maze pattern to the cast iron is that favoured by J.B. Koch, and used by him on several houses in Hawthorn.

Significance

State

1. A finely executed work by Prockter and Ruck which applies the basic elements of small garden villas from the 1870s to large villa design. Substantially intact.
2. Historically significant for the association with Davidson, the Inspector General of Waterworks (ironically reflected in the name of Maroondah) and for the contribution to the gracious late nineteenth century precinct of Lisson Grove.
3. "Maroondah", built in 1887 in tree-lined Lisson Grove (Hawthorn's most fashionable avenue in the 1890s), has historical significance for its associations with William Davidson, Inspector-General of Waterworks.





22 *Lisson Grove*