

Name	<i>Struan</i>	Reference No
Address	26 Lisson Grove, Hawthorn	Survey Date
Building Type	Residence	Grading B (Provisional)
Date	c.1886-87 (or 1888? unclear)	Previous Grading B



Extent of Overlay

To title boundaries

Intactness ☐ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec BPS Heritage Overlay

History

Edward Fatt, clothier, was the first owner/occupier of a house on the south side of Lisson Grove listed in the 1886-87 Hawthorn rate book with an NAV of 85 pounds.¹ In 1888, Fatt was also rated for another property, a nine-roomed brick house in Glenferrie Road, NAV 75 pounds.² Fatt was listed in Lisson Grove for the first time in the 1888 *Sands & McDougall Melbourne Directory*.

(Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992)

Description & Integrity

The following description is provisional only, based on limited views from the street, existing documentation, including photographs and drawings and would need to be confirmed by a site visit.

As constructed, *Struan*, at 26 Lisson Grove, Hawthorn, was a double-storey brick villa which probably displayed Victorian Italianate styling including a double-storey cast iron verandah. Substantial works carried out in 1937 by architect Edward Billson, however, involved the substantial remodelling of the façade including the removal of the earlier verandah and construction of a new two-storey verandah comprising a flat roof supported by rendered masonry columns with stylized capitals. Wrought iron balustrades and a Juliet balcony above the side entrance porch are also likely to date from this period. Subsequent major additions at the rear of the house carried out in the 1980s to a design by Gregory Burgess doubled the building footprint and are visible from Through Street to the east.

The main wing of the house has a slate-clad hipped form. Walls display unpainted ruled ashlar render and the asymmetrical façade is divided into three bays by a double-height faceted bay window and a projecting double-height square bay set on the diagonal at the north-east corner of the house. Set back from the façade on the west side is an entrance porch which is accessed via steps and an arched opening flanked by a pair of stylized pilasters. In addition, access is provided to both levels of the

verandah via pairs of timber-framed French doors. Fenestration is generally regular between floors and comprises a small number of original, unaltered openings and others which have variously been altered or constructed at later stages.

Building applications suggest that other alterations to the property include a swimming pool and brick fences.³

The building is set in a complimentary garden which appears to incorporate the general planning evident in 1903 and may include a fountain and an early *Magnolia grandiflora* planting.⁴

Historical Context

One of Hawthorn's most desirable addresses, subdivision and the gazetting of Lisson Grove first occurred after 1873, at the eastern end of the street with the western end 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.

Comparative Analysis

Not completed, access required.

Assessment Against Criteria

Not completed, access required.

Statement of Significance

Not completed, access required.

This house is massively altered from its original Victorian form, but has been assessed by Conservation Architect, Meredith Gould (refer attached citation) as being of significance as an example of an interwar remodelling of a Victorian residence.

Because of the particular nature of this assessment and the limited nature of available documentation (photographs and drawings), it is more difficult in this case to review significance (without inspecting the building) than is the case of other obscured properties in this Review. Accordingly, it is proposed to adopt the Gould recommendation in its current form.

Following is the Meredith Gould recommendation (refer to attached citation):

Whilst the original Victorian period mansion is clearly altered, the simple but elegant overlay of the then current fashion by Billson is substantially intact.

Many Hawthorn mansions were altered for flats during the 1920s and 1930s. A large proportion were later demolished or have been returned to their original form. Few show so clearly, the public's change in taste, away from the Victorian decorative approach which is so popular again today, to a simpler, more austere form.

The building is of metropolitan significance for its illustration of changes in fashion in the 1930s in Melbourne, and the restrained, elegant work of Billson.

(Meredith Gould, Conservation Architects, Hawthorn Heritage Study Review, 1995.)

Grading Review

Not reviewed in this study. Reviewed to B2 by Meredith Gould in 1995 (refer attached citation).

Recommendations (provisional)

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme, on the basis of the attached assessment and citation prepared by Meredith Gould in 1995.

It is recommended that a further site inspection be carried out to confirm the Gould grading.

Identified By

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

References

General: Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992; Meredith Gould, Conservation Architects, Hawthorn Heritage Study Review, 1995.

Specific:

¹ Hawthorn Ratebooks 1886-87 # 1161 (rates paid May 1887).

² 1888 Ratebook Index # 5072 (held in Local History Collection, Hawthorn Library).

³ Details sourced from the City of Hawthorn Building Index, #3650 (2095), dated 20 January 1986; #4070 (2619), dated 8 August 1986; #4224, dated 16 October 1986; and #4662 (3316), dated 6 May 1987.

⁴ As depicted on MMBW Detail Plan No. 1481, dated 1903.