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Name	Stanmore	Reference No	
Address	19 Oak Street, Hawthorn	Survey Date	18 May 2006
Building Type	Residence	Grading	C*
Date	1886-87	Previous Grading	C*3 (Provisional)



Extent of Overlay

To title boundaries.

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Intactness  Good  Fair  Poor

Heritage Status  HV  AHC  NT  Rec. BPS Heritage Overlay

History

*Stanmore*, at 19 Oak Street, Hawthorn, was constructed on land subdivided from the *Fairmount Park* estate in late 1880. George Lupton acquired two allotments in Oak Street, one of the estate's newly-gazetted streets.<sup>1</sup> By the following year Lupton was recorded as the owner of a substantial brick residence, with a net annual value (nav) of £83.<sup>2</sup> The property appears originally to have had extensive grounds to the west, as shown on the MMBW plan of c. 1902; these have been subdivided and developed.

The Luptons resided at *Stanmore* until c. 1918, from which time the property was occupied by Mrs. Hilda Lupton. In previous years, the *Sands & McDougall Directory of Victoria* had listed the occupants as G Lupton, an elocutionist and E Lupton, a musician. The property was subsequently occupied by James Mathers (c. 1920); Jack Campbell (c. 1925), and Mrs. Margaret Duus (c. 1930). By 1940, *Stanmore* had been converted to apartments, a fate shared by many other properties of similar size in Hawthorn at this time. It fulfilled this function until the late 1970s, when it changed owners and was converted back to a single dwelling.<sup>3</sup>

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

Description & Integrity

*Stanmore* at 19 Oak Street, Hawthorn, is a substantial two-storey single-fronted Victorian villa of brick construction. The hipped slate roof has bracketed eaves and overpainted rendered brick chimneys with moulded caps and antefixa; the rear chimney retains a bichrome Hawthorn brick finish. The principal south (façade) and west elevations are rendered, while the other walls are brick. All have been overpainted. The south and west elevations are screened by an impressive double-height verandah with cast iron Corinthian columns, balustrade, frieze and brackets and non-original tiled floor, which cranks around the canted bay in the side elevation.

The main entrance is via a panelled timber door with leadlight surrounds which is flanked by a single window opening with arched head and timber-framed double-hung sash window, an arrangement repeated at first floor level. To the rear of the house is an original single-storey service wing which has been extended to the north with a large addition.

The property has a relatively recent palisade fence with rendered masonry piers and powdercoated steel panels and gates. An open carport is constructed between the east elevation and the side fence. With the exception of the fence, carport, overpainting and rear additions, the house appears otherwise relatively externally intact.

### Historical Context

The allotment occupied by *Stanmore* formed part of the subdivision of the *Fairmount Park* estate in late 1880. By the early twentieth century, the MMBW Detail Plan no. 1073 shows Oak Street partially developed, with a series of comfortable villa residences of varying forms having been constructed along the street.

### Comparative Analysis

In its general construction and Italianate styling, *Stanmore* compares with numerous examples of two-storey villas throughout Boroondara. Where it is unusual, however, is in the single-fronted form of the front façade and the weight attributed to the western side elevation. Known examples which take on a similar form are located at 27 Lisson Grove, Hawthorn (graded C2), which is also a slender single-fronted two-storey building and appears to have a similar level of integrity, but which lacks a return verandah.

Like many imposing Victorian villas in the area, *Stanmore* is located on a prominent site, in this case a ridge in the area bounded by Barkers Road, Power Street and the Yarra River, a siting which would have been enjoyed from the return verandah and which - in the context of the largely single-storey scale of surrounding development - makes it a prominent element which can be viewed from surrounding streets.

### 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.*

*Stanmore*, 19 Oak Street, Hawthorn, is a fine and relatively externally intact example of a large Victorian villa. Its planning and design demonstrate the approach to siting substantial homes in prominent hilltop positions and the advantages such a site afforded. While the extensive gardens to the west of the house have been subdivided, an understanding of the setting is still appreciated from the deep side garden area.

*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.*

*Stanmore*, 19 Oak Street, Hawthorn, combines more typical construction and Italianate styling with an unusual single-fronted form and an impressive cast iron verandah with intact cast iron work and canted bay. Its highly visible two-storey form in an otherwise single-storey context contributes to its landmark qualities.

### Statement of Significance

*Stanmore*, 19 Oak Street, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact example of a large Victorian villa. Its planning and design demonstrate the approach to siting substantial homes in prominent hilltop positions and the advantages such a site afforded. While the extensive gardens to the west of the house have been subdivided, an understanding of the setting is still appreciated from the deep side garden area. *Stanmore* combines more typical construction and Italianate styling with an unusual single-fronted form and an impressive cast iron verandah with intact cast iron work and canted bay. Its highly visible two-storey form in an otherwise single-storey context contributes to its landmark qualities.

### **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 Barkers Road, Church Street and the Yarra River, which includes Oak, Muir, Mason, Calvin and Brook Streets, and is described here as the Oak Street precinct. The area has a comparatively high number of graded 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> Borough of Hawthorn Rate Books, 1885-86, #1132, 1099, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

<sup>2</sup> Town of Hawthorn Rate Books, 1886-87, #698, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

<sup>3</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974; City of Hawthorn Building Index.