

PLACE IDENTIFICATION FORM

ADDRESS

42 Lisson Grove

TYPE

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

TITLE

"Kinvour"

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE *Oct. 91.*  
NEG FILE *27.11, 12*

Title  
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 *1879/80*  
Architect  
Builder  
Elements -  
*House, garden, fence*



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- ~~Original or early fence~~ *(significant, not original.)*

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]  
Fair [ ]  
Poor [ ]

CONDITION Good [X]  
Fair [ ]  
Poor [ ]

*Note: brickwork painted.*

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

## 42 LISSON GROVE

### "KINVOUR"

#### History

Donald Munro, gentleman, was listed in the Hawthorn rate books as the first owner/occupier between 1880 and 1882 of the wide single-storeyed house at 42 Lisson Grove. Munro's residence was described in the 1880-81 rate book as a house in Lisson Grove with an NAV of 50 pounds.<sup>31</sup> The following year, the NAV had risen to 120 pounds,<sup>32</sup> which suggests that construction had been completed. Donald was owner/occupier still in 1888 when the NAV of his residence was 110 pounds and again in 1891.<sup>33</sup> Lisson Grove was regarded by the mid-1890s as Hawthorn's most fashionable avenue.<sup>34</sup> "Kinvoour" was originally of cream and brown bricks.

Donald, the first owner, was the son of James Munro, teetotaler, founder of the Real Estate Bank and the Federal Bank, Premier of Victoria and later, briefly, Agent-General in London. Munro was prominent in the Victorian land boom, and, through his association with major banks, financed many land dealers, including his son. He was ruined when the boom burst. Donald was also prominent in the land boom as the partner of W.L. Baillieu in a highly successful auctioneering business established in 1885. Munro retired from the firm after it was declared insolvent in 1892. In the secret compositions of that year it was revealed that the firm of Munro and Baillieu owed creditors 55,627 pounds while Munro himself owed another 26,203 pounds. Subsequently, after paying his creditors sixpence in the pound, Donald helped his ruined father to build up a small Armadale business, became a local Councillor and member of the Board of Land and Works.<sup>35</sup>

#### Description

A wide, gracious, single storey villa, with full width verandah returning to each side. The roof is slate, simply hipped and embellished only by simple eaves brackets. The simple double hung windows extend to the floor level and provide direct access from the principal rooms to the verandah. The entrance door is wide, emphasised by double columns on the verandah. (Note restoration works have occurred to the verandah, extent unclear). The house is set close to the road, but has an extensive garden. The verandah uses square timber posts and straightforward cast iron.

The front fence is early, simulated stone, concrete blocks c1910, here used in an inventive manner with planter boxes formed into the piers.

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<sup>31</sup>. Hawthorn RB 1880-81 No. 858.

<sup>32</sup>. Ibid. 1881-82 No. 965.

<sup>33</sup>. 1888 Rate Book Index Entry No. 393, Ibid. 1891 Index No. 2971 (held by Hawthorn City Library).

<sup>34</sup>. Gwen McWilliam, Lisson Grove, Street Walk VI, Hawthorn Historical Society, 1989.

<sup>35</sup>. Michael Cannon, *The Land Boomers*, pp.5, 242, 252-256, 392.

## 42 Lisson Grove continued

### Assessment

This building reflects its late 1870s date. It does not exhibit the showy exuberance of the typical 1880s large villas. Instead, the elegant proportions and extensive verandah dominate. The design is very similar to the design for No. 22 Lisson Grove of 1887 by Prockter and Ruck. It could not be by these architects however as its dates are too early. The similarities extend to the wall material (brown bricks concealed at No. 42), the long windows, and the verandah design with paired entry columns. It may have been a precursor to the 1887 design.

The concrete block fence is particularly interesting. Its date has not been ascertained, however its detailing suggests a 1910-1920s date. Another early concrete fence is found at 4 Calvin Street of 1926. That is a less elaborate design however. This design is more like Billings' brick and render fence with planters at 16 Glenroy Road of 1926. Billings' master, Walter Burleigh Griffin, often adopted this feature, for fences and for terminal elements in the building, helping to meld the garden with the house in the prairie style. This fence may be a proprietary interpretation of Griffins' modern design. No direct comparative examples of this fence are known. The texture and finish is similar to the shops on the corner of Glenferrie Road and Riversdale Road however (No. 532) where Mount Gambier stone is used.

### Significance

### Metropolitan

1. Historically significant for its associations with Donald Munro, auctioneer of the successful then bankrupt firm of Munro and Baillieu, and son of James Munro, Premier of Victoria, founder of the Federal Bank and the New Estate Bank. Both father and son became prominent in the Victorian land boom.
2. "Kinvour" is architecturally significant as an example of the simpler garden villa designs from the 1870s.
3. Significant for its contribution to the Victorian Garden Suburb precinct at Lisson Grove.
4. The concrete block fence is architecturally significant for its elaborate design and probable early date. Possibly a proprietary standard form.



42 Lisson Grove