

5 LISSON GROVE PRECINCT

5.1 History

The land that Lisson Grove and adjacent streets now traverse was the original Crown Allotments (CA) 45-49. Lisson Grove is on the original property of Thomas Budd Payne,⁸⁴ who purchased 8 hectares in 1846 along the boundary of Crown Allotments 47 and 48. In 1851 CA 48 was conveyed to George McKelvey, who named his estate 'Tripoli', and subsequently sold this in 1853. Also in 1853 CA 47 was conveyed to Henry Walsh who built 'Longfield'. Both their homesteads faced Power Street but have since been demolished. Towards Glenferrie Road was Henry Nathaniel Ray's 'Maida Hill' estate.

Figure 61

58 Lisson Grove, 1974

Image by John T. Collins

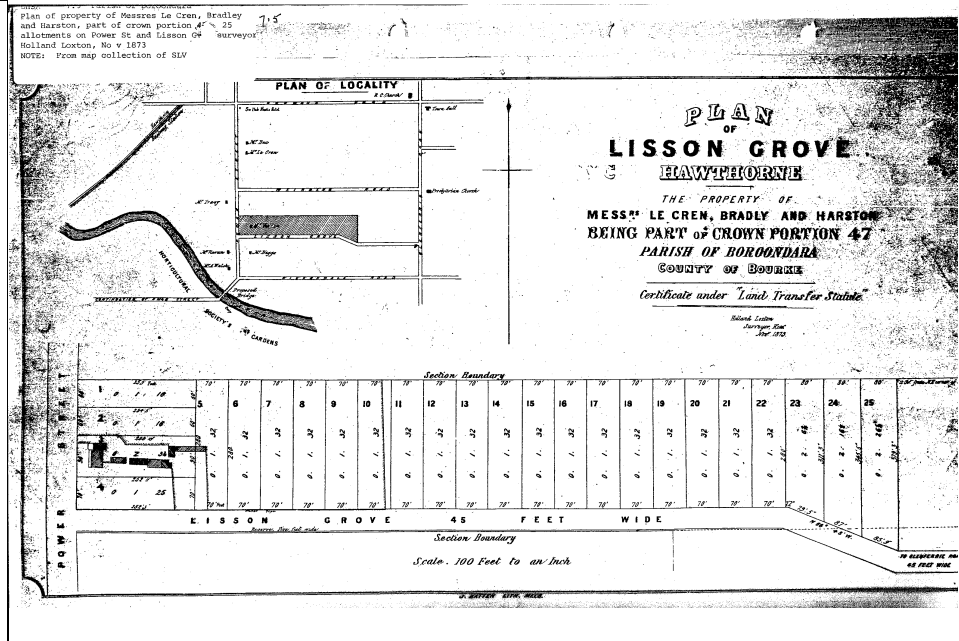
[Source - State Library of Victoria, AN: H97.250/618 IN: jc005940]



Figure 62

Plan of Lisson Grove Subdivision

[Source - Hawthorn Historical Society Plan Collection]



⁸⁴ Meredith Gould 1993, Hawthorn Heritage Study p. 29, states that the purchase by Thomas Payne was met with great interest as he was a man who made his mark in colonial Victoria. An index search of A history of Hawthorn, and a web search failed to shed any further light on this comment.

This pattern continued as the era of large properties shifted to accommodate the burgeoning professional middle class moving into Hawthorn. As Gwen McWilliam notes:

There were over 40 fine properties by 1888, mostly on large allotments, some through to Riversdale or Wattle Roads, so ideal for development - even then, with the Glenferrie Road south corner, 80 by 300 feet, for sale 'to investors and capitalists' 20/10/1888.

The 1870s subdivision of Lisson Grove by developers, Le Cren, Harston and Bradley has been described as:

the first really speculative venture in subdivision in Hawthorn: and as these vendors bought at agricultural values and sold at residential prices, it is needless to say that their profits were satisfactory⁸⁵

McWilliams adds that by the 1890s Lisson Grove was:

Hawthorn's most fashionable avenue - a quiet tree lined street of lovely homes in large gardens, with tennis courts, orchards, coach houses, summer houses (and fowlyards) of the notable well-to-do, to the envy of the neighbourhood⁸⁶

Lisson Grove was home to several prominent public officials including William Shiels, MLA, treasurer and premier of Victoria, who resided at no.38. William Davidson, Inspector General of Waterworks, lived at the house named *Maroondah* at no.22. Donald Munro lived at no.42, son of a former Premier of Victoria, James Munro, who was rather notoriously in partnership with W.L. Baillieu.⁸⁷

This has contributed to Lisson Grove being a good reflection of the late 19th century. The next major phase of development in this precinct occurred during the interwar period. Several new side streets were laid out opening up further land for subdivision and a pattern emerged of smaller residential allotments and flats to accommodate the higher population density in the suburb.

5.2 Description

Scale, form and siting

Lisson Grove is characterized by large allotments and houses that are set in substantial gardens with large frontage setbacks. The street width is wide when compared with Wattle Road, and is similar to Manningtree Road. There are a number of cross streets, including Burton Avenue that provides access to Wattle Road, and Through Street to Riversdale Road.

⁸⁵ Smith and Corrigan, 1896, *The history of Hawthorn to 1895*, p. 98 cited in Meredith Gould 1993, *Hawthorn Heritage Study*, vol. 1A, p. 44

⁸⁶ Gwen McWilliam, 1989, "Lisson Grove", Hawthorn Historical Society, cited in Meredith Gould 1993, *Hawthorn Heritage Study*, vol. 1A, p. 44

⁸⁷ Hawthorn Heritage Study, Meredith Gould, 1993. Citations for Lisson Grove

Subdivision layout and public realm

Lisson Grove is an example of a 'bent' street which is prevalent throughout Hawthorn, and probably results from the original crown allotment layout and the subsequent subdivision of land at either end of streets without an alignment for the road.

The allotment size in Lisson Grove results largely from successive subdivision of large estates into smaller and smaller parcels. There is a substantial difference in lot sizes throughout the area land largely representing the various stages of subdivision that took place. There are no intact large estates remaining, apart from the somewhat fragmented site occupied by the Erasmus School at 40 Lisson Grove.

There is bluestone kerbing however it has been relaid, as the road levels have been rebuilt. The street trees are probably no older than 10-15 years, and the footpaths are concrete.

Building styles

The period of development of Lisson Grove is predominantly Victorian with a few Edwardian houses. Most of the Victorian styles are represented and there is an equal representation of single and double storey buildings. Many houses have features of the Victorian Italianate style with asymmetrical form and bay windows. The styling is relatively conservative, making use of the full range of Victorian elements and detailing in brick and stucco. The work of some notable and less notable Melbourne architects is illustrated in the house Intra at 34 Lisson Grove (Reed and Tappin) and Maroondah (Prockhurst and Ruck) at 22 Lisson Grove.⁸⁸

At the Glenferrie end of Lisson Grove there are a number of Edwardian houses built as a result of subdivisions from larger allotments at a later date, probably associated with the large houses at 42 and 58 Lisson Grove.

**Figure
63**

34
Lisson
Grove

[Source
-
Context
Pty Ltd,
2008]



⁸⁸ Hawthorn Heritage Study, Meredith Gould, 1993. Citations for Lisson Grove.

**Figure
64**

29
Lisson
Grove

[Source
-
Context
Pty Ltd,
2008]



**Figure
65**

53
Lisson
Grove

[Source
-
Context
Pty Ltd,
2008]



Although there are examples of different styles including Edwardian and Interwar it is predominantly the mid to late Victorian styles that are most commonly represented. Many of these are complemented by appropriate fencing.

Integrity

Lisson Grove has a very high percentage of Victorian houses on large allotments, and there are relatively few non-contributory buildings. The integrity declines towards Power Street where there is a higher proportion of contemporary buildings. The integrity of this part of the street is too low to be considered in the precinct. The existing heritage overlays for individual places in Lisson Grove are comprehensive, and a number of contributory buildings support these key buildings.

5.3 Assessment of significance

Comparative analysis

The analysis undertaken indicates that Lisson Grove is a highly consistent streetscape of fashionable late nineteenth century dwellings. In comparison with other precincts in Boroondara, Lisson Grove is particularly consistent in terms of style (the predominant style is of the asymmetrical Victorian Italianate in stucco) although there are examples of the symmetrical Victorian house, and of the use of face brick. Other precincts such as Harcourt Street (HO151) and Sackville Street, Kew (HO162) provide examples of the largest mansions and allotments in Boroondara, however Lisson Grove has less examples of other styles and an extensive run of buildings that are contributory on

both sides of the street. Although there are numerous examples of the style of house represented in Lisson Grove elsewhere in Boroondara, it is unusual to find so many adjacent to each other and of such high integrity.

Historic significance

Lisson Grove resulted from the subdivision of major landholdings, including the estates of George McKelvey's Tripoli and Henry Walsh's Longfield, both of which fronted Power Street and are now demolished. Henry Ray's estate of Maida Vale fronted Glenferrie Road and was subdivided in stages from 1879-1883. (RNE Criteria A.4, H.1)

Aesthetic significance

Lisson Grove stands as a highly consistent street of Victorian Italianate villas on large allotments. The subdivision pattern generally represents the first subdivisions of the large estates. The houses demonstrate a variety of stylistic elements in both single and double storey form. There is limited evidence of the work of notable architects and some designs by less prominent architects.⁸⁹ Individually the houses are not remarkable, and are of types found elsewhere in Boroondara, however the presence of so many in one street is of significance, as is the retention of many of the large allotments. The integrity of individual houses is fair, as many have been renovated and additions made, however the integrity of the street is high. Individual places such as 34 Lisson Grove to a design by Reed Smart and Tappin are situated between adjacent contributory dwellings for which no architect has been identified.

Although the cross streets contain some consistent examples of Edwardian, Interwar and later buildings, they do not meet the threshold of local significance to warrant inclusion in a precinct.

Blocks of flats dating from the 1940s occupy some of the large allotments in Lisson Grove formerly occupied by single houses. Although some of these flats are good examples of their type, their contribution to the significance of the area is limited to the retention of large allotments. (RNE Criteria D.2, E.1)

5.4 Statement of Significance

What is significant?

Lisson Grove was created by a subdivision in c1873, and may be the earliest speculative subdivision for middle class housing in Hawthorn. The properties in the middle and eastern section of the street, comprising nos. 20 to 64 and 25 to 83, form a cohesive residential precinct dominated by Victorian era houses mainly built in the 1880s. The houses are varied, but within a limited range of types typical of the late 19th century. They are generally Italianate, both double fronted and asymmetrical, in cement render or coloured brick, both single and double storeys. There

⁸⁹ Gould M, Hawthorn Heritage Study, , 1993.

are also a handful of Edwardian era houses and 1920s Bungalows. The blocks are relatively large and deep, allowing generous front garden setbacks, creating a 'garden suburb' setting. Some houses are quite grand by virtue of a larger block or return two storey verandas, many of which have been individually listed in the past.

How is it significant?

Lisson Grove is of historic and aesthetic significance to the City of Boroondara.

Why is it significant?

Lisson Grove is of historic significance as an illustration of the development of middle class suburbs in Hawthorn in the late nineteenth century and early twentieth century. It is significant for its associations with prominent members of Melbourne's business and professional community of the later decades of the nineteenth century. (RNE Criteria A.4, D.2)

Lisson Grove is of aesthetic significance for its high quality Victorian residences that are set on large allotments. It demonstrates the style of housing built by the upper middle classes in Hawthorn in the late nineteenth and early twentieth century. There is a wide range of Victorian styles represented in Lisson Grove, and whilst these are generally of conservative styling, they represent the upper middle class ideal of a spacious villa, large house or even small mansion. The high level of integrity of the individual places is complemented by a low incidence of contemporary development. (RNE Criterion D.2)

Lisson Grove demonstrates the garden suburb ideal in town planning by maintaining large allotments, many with varying depths, frontage setbacks and fences that permit views of gardens. Although many elements of front gardens and fencing are not in themselves of historic value as they have been replaced, they provide an appropriate front setting for the houses. (RNE Criterion E.1)

Schedule of contributory buildings

No	Comment	Level of Significance	Recommended for inclusion in precinct
Ardene Court			
1	Interwar double front with contemporary two storey extension	Non-contributory	No
3	Cream brick 1950s	Non-contributory	No
4	Victorian, double fronted, bay windows, return verandah, house originally named Ardenne, large site H0431	Significant	No
5	Clinker brick, 1960s	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
6	1960s painted brick, tiled roof	Non-contributory	No
7	Rendered early modern	Non-contributory	No
8	Interwar flats, cream brick, probably architect designed	Non-contributory	No
9	Rendered early modern	Non-contributory	No

Burton Ave

1	Edwardian brick & roughcast house	Contributory	No
3	Edwardian weatherboard & roughcast house	Contributory	No
5	Edwardian weatherboard & roughcast house	Contributory	No
7	1990s flats	Non-contributory	No
9	1900s flats	Non-contributory	No
10 & 12	Pair of Interwar brick & stucco duplexes ('Old English'), tile roofs, clinker-brick front fence, #10 - new carport[very similar to 10-14 Through St]	Non-contributory	No
14	Contemporary house	Non-contributory	No
15	Late Edwardian weatherboard & roughcast house	Contributory	No
16	Contemporary house	Non-contributory	No
17	Brick Californian Bungalow, tiled roof	Contributory	No
19	Californian Bungalow, tiled roof, brick, painted	Contributory	No
18-20	Sherwood Court - 2-storey stuccoed Interwar flats with brick accents, tiled roof	Contributory	No
21	Weatherboard Edwardian house	Contributory	No
23	Contemporary house	Non-contributory	No
25	Contemporary house	Non-contributory	No

Carson Crescent

1	Contemporary	Non-contributory	No
2	Interwar bungalow, cement sheet	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
3	Contemporary	Non-contributory	No
4-6	Interwar	Non-contributory	No
5	Contemporary	Non-contributory	No
7	Contemporary	Non-contributory	No
8	Stable building, two storey belonged to Susie Forge, much altered	Significant	No
9	Interwar altered	Non-contributory	No
11	Weatherboard interwar bungalow	Contributory	No
12	Contemporary	Non-contributory	No
13	Contemporary house	Non-contributory	No

Glenferrie Road

541-545	Two-storey late Edwardian shops (see also 87-95A Riversdale Road)	Significant	No
547-549	Pair of c1910s single-storey shops	Contributory	No
551-553	Contemporary office buildings	Non-contributory	No
555	Hawthorn Receptions - contemporary building	Non-contributory	No
557	Contemporary multistorey flats	Non-contributory	No

Lisson Grove

561	Contemporary multistorey flats	Non-contributory	No
563	Multistorey flats	Non-contributory	No
567-569	Pedders Suspension - service station built on front of brick Victorian house	Non-contributory	No
571	St Josephs Primary School	Contributory	No
573	Two-storey Victorian house with interwar extension to front	Contributory	No
575	Multistorey flats	Non-contributory	No
577-579	C1930s Old-English brick duplex	Contributory	No
581	Two-storey early 20 th century house	Contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
<i>Wattle Road</i>			
Lisson Grove			
1	Victorian house, slate roof, brick painted	Contributory	No
2-4	1960s cream brick units	Non-contributory	No
3	Victorian house, slate roof, brick painted, verandah altered, new shutters	Contributory	No
6	Buxton development site (1920s remnant)	Non-contributory	No
7	Kildare - 2-storey early Modern brick flats, new front fence	Non-contributory	No
8	2-storey stuccoed 1950s flats	Non-contributory	No
9	Knox Court - contemporary flats	Non-contributory	No
10	Victorian stuccoed house, slate roof	Significant	No
11	1970s flats	Non-contributory	No
12	Contemporary 2-storey house	Non-contributory	No
13-17	The Mews - 1970s houses	Non-contributory	No
16	1940s clinker brick flats	Non-contributory	No
18	1960s cream brick house	Non-contributory	No
19	House - 2-storey Edwardian transitional H0458	Significant	No
20	Vasey Care - 2-storey Victorian house, altered	Non-contributory	Yes
21	1970s flats	Non-contributory	No
22	Maroondah - Victorian house, large garden H084	Significant	Yes
23	Contemporary house	Non-contributory	No
24	Early Modern flats (no photo)	Non-contributory	Yes
25	Stuccoed Victorian house, verandah altered c1920s	Contributory	Yes
26	Struan - large 2-storey Victorian house H0426	Significant	Yes
27	2-storey Victorian house, 2-storey return verandah	Contributory	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
28-28A	2-storey stuccoed Art Deco flats	Non-contributory	Yes
29	Late Victorian house, slate roof, brick painted	Contributory	Yes
30	1970s units	Non-contributory	Yes
31	Stuccoed Victorian villa, wild garden	Contributory	Yes
32	Stuccoed Italianate house, five-sided front bay, slate roof	Contributory	Yes
33	Stuccoed Victorian villa, round-headed windows with rendered labels, massive pine, verandah removed?	Contributory	Yes
34	Intra or Cintra - Stuccoed Italianate house, five-sided front bay, slate roof H085	Significant	Yes
35	2-storey stuccoed Victorian house, double-height verandah	Contributory	Yes
36	1960s flats, renovated	Non-contributory	Yes
37	Contemporary house	Non-contributory	Yes
38	Formerly Austral - 2-storey Victorian house H086	Significant	Yes
40	Erasmus School - Victorian house with large 2-storey rear extension	Contributory	Yes
42	Kinvoir - Victorian house, large site H087	Significant	Yes
43	Late Edwardian house, tiled roof, brick painted	Contributory	Yes
44	Airedale - Late Victorian house, contemporary extension	Contributory	Yes
45	Brick bungalow, original brick fence and gate	Contributory	Yes
46	Edwardian brick house with attic storey, tiled roof, very intact	Contributory	Yes
47	Valetta - 2-storey brick Victorian house H088	Significant	Yes
48	Edwardian brick house, slate & tile roof, large site	Contributory	Yes
49	Stuccoed Italianate house, slate roof, deep front garden	Contributory	Yes
50	Edwardian brick house, slate roof, very intact	Contributory	Yes
51	Bungalow, altered	Non-contributory	Yes
53	Stuccoed Victorian house, slate	Contributory	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
	roof, reproduction front fence		
56	Stuccoed Italianate house, slate roof	Contributory	Yes
58	Formerly Roslyn - 2-storey stuccoed Italianate house H089	Significant	Yes
59 & 61	Edwardian duplexes, tiled roof	Contributory	Yes
60	Stuccoed Victorian house, front bay altered	Contributory	Yes
62	Bi-chrome brick Victorian house	Contributory	Yes
63	Contemporary flats	Non-contributory	Yes
64	Brick California Bungalow	Contributory	Yes
65	House - Victorian, very intact (vacant) H090	Significant	Yes
67	Stuccoed Victorian house	Contributory	Yes
69	Stuccoed Italianate house, 5-sided bay, slate roof	Contributory	Yes
71	Stuccoed Italianate house, slate roof	Contributory	Yes
75	Prospect House - 2-storey, brick Victorian house H0459	Significant	Yes
79	Weatherboard late Victorian house, large rear extension	Contributory	Yes
81	1970s units	Non-contributory	Yes
83	Hallbower - 2-storey stuccoed Victorian house H0460	Significant	Yes

Lochrae Court

1-7	Two 2-storey 1940s clinker brick flats (identical to 16 Lisson Gv)	Non-contributory	No
2-8	Two 2-storey 1940s clinker brick flats (similar to 16 Lisson Gv)	Non-contributory	No

New Street

1	Hawthorn's Victoria Gardens, 2 storey interwar	Contributory	No
2A	Brick, inter war, tiled roof	Non-contributory	No
3	Brick, interwar, tiled roof	Non-contributory	No
4	Interwar, brick, tiled roof	Non-contributory	No
6	Contemporary two storey	Non-contributory	No

Power Street

No	Comment	Level of Significance	Recommended for inclusion in precinct
127	Renovated Edwardian	Non-contributory	N
129	Victorian	Contributory	No
131	Rosbourne School H0106	Significant	No
135	Interwar	Contributory	No
137	Victorian	Contributory	No
139	Interwar	Contributory	No
141	Late Victorian renovated	Contributory	No
143	Timber Victorian house	Contributory	No
145-147	Spanish Mission duplex	Contributory	No
149	Contemporary house	Non-contributory	No
151-153	Two two-storey Victorian terraced houses	Contributory	No
155-157	Two blocks of multistorey contemporary flats	Non-contributory	No
161	Two-storey interwar flats	Contributory	No
165-167	Two blocks of multistorey contemporary flats	Non-contributory	No
169-173	Three Victorian brick houses	Contributory	No
175-181	Blocks of multistorey contemporary flats	Non-contributory	No

Riversdale Road

1	Reserve	Non-contributory	No
5	H0471	Significant	No
7	'Dalvey' - Brick Victorian house	Contributory	No
9	Brick Victorian house, altered	Contributory	No
11	H0111	Significant	No
17	Interwar (?)	Contributory	No
19	Contemporary two-storey flats	Non-contributory	No
21	Two-storey rendered Victorian house	Contributory	No
23	H0472	Significant	No
25-35	Contemporary units	Non-contributory	No
37	H0473	Significant	No
39	Brick Victorian house (overpainted)	Contributory	No
41	Two-storey contemporary flats	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
43-45	School sporting reserve & contemporary building	Non-contributory	No
47	Multistorey contemporary flats	Non-contributory	No
57	Interwar (?)	Contributory	No
59	Contemporary	Non-contributory	No
61	Interwar (?)	Contributory	No
65-71	Three blocks of multistorey contemporary flats	Non-contributory	No
73	Interwar flats	Contributory	No
75-77	Two brick Victorian houses	Contributory	No
79	Two-storey Victorian brick house (overpainted)	Contributory	No
81	Late 20 th century commercial building	Non-contributory	No
85	Contemporary shop	Non-contributory	No
87-95A	Two-storey late Edwardian shops (see also 541-549 Glenferrie Road)	Significant	No

Through Street

4-6		Non-contributory	No
8-14		Non-contributory	No

Vivian Grove

1	Late Edwardian weatherboard	Contributory	No
2	Contemporary brick	Non-contributory	No
3	Edwardian, weatherboard/roughcast	Contributory	No
4	Contemporary brick	Non-contributory	No
4a	Edwardian, tiled roof	Contributory	No
5	Edwardian, tiled roof	Contributory	No
6	Edwardian, tiled roof	Contributory	No
7	Inter-war bungalow, tiled roof	Contributory	No
8	Brick contemporary	Non-contributory	No
9	Interwar weatherboard	Non-contributory	No

Wattle Grove

1	Victorian single fronted	Contributory	No
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No	Comment	Level of Significance	Recommended for inclusion in precinct
	weatherboard		
2	Late Victorian block fronted weatherboard similar to 4	Contributory	No
3	Block fronted Victorian weatherboard	Contributory	No
4	Late Victorian block fronted weatherboard	Contributory	No
5	Victorian, double fronted cladding over weatherboards	Contributory	No
7	Victorian, double fronted Tiled roof	Contributory	No
6	Edwardian weatherboard renovated	Contributory	No
8	Edwardian weatherboard	Contributory	No
9	Contemporary, under construction	Non-contributory	No
14	Victorian single fronted render finish, same as 16	Contributory	No
16	Victorian single fronted Render finish	Contributory	No

Wattle Road

2a	Interwar roughcast bungalow Original condition	Contributory	No
3	Contemporary 2 storey house	Non-contributory	No
4	Edwardian single front, brick and roughcast	Contributory	No
5	1950s cream brick house	Non-contributory	No
6	Edwardian single front, brick and roughcast, altered front window	Contributory	No
7-9	Edwardian duplex/maisonette Addresses corner of Vivian Grove, front window interesting	Contributory	No
8	Edwardian single front, brick and roughcast	Contributory	No
10	Edwardian single front, brick and roughcast	Contributory	No
12	1980s house	Non-contributory	No
14-16	1980s houses, pair	Non-contributory	No
18	Italianate renovated. Large setback from street, similar to 22	Significant/contributory	No
20	1960s flats	Non-contributory	No
21	Victorian, slate roof, large	Significant	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
	setback from front		
22	Italianate large setback from street	Significant	No
23	Contemporary flats/aged care	Non contributory	No
24	1970s flats	Non-contributory	No
27-29	Broadmead, contemporary aged care flats	Non-contributory	No
28	1960s flats	Non-contributory	No
30	Victorian block fronted weatherboard	Contributory	No
31-33	St Anns, contemporary brick	Non-contributory	No
32	Victorian, brick render finish, timber verandah	Contributory	No
34	Victorian, double fronted, polychrome brickwork, similar to 38	Contributory	No
36	Victorian, double fronted, polychrome brickwork, similar to 38	Contributory	No
38	Victorian, double fronted, render	Contributory	No
39	Contemporary flats	Non-contributory	No
40	Interwar, renovated, high fence	Non-contributory	No
41	Victorian, asymmetrical, return verandah Large setback from front, historical associations with German family	Significant	No
42	contemporary	Non-contributory	No
43	Victorian, asymmetrical, return verandah, similar to 41, historical association with German family	Significant	No
44	Victorian, slate roof, quoining, large site, H0137	Significant	No
45	Interwar brick bungalow, addresses New Street	Contributory	No
46	Contemporary house	Non-contributory	No
47	Interwar, brick	Contributory	No
48	Victorian, two storey, upper level verandah, painted brick	Contributory	No
48a	Interwar bungalow, brick and	Contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
	tile roof		
49	Interwar, brick	Contributory	No
50	Beulah, Victorian/interwar renovation, two storey house/flats stable exists at 8 Carson Crescent	Significant/contributory	No
51-53	Victorian with, slate roof, arched porch, contemporary extension, large setback from street, flats adjacent	Contributory	No
54	1950s 'L' shaped, large site and setback	Non-contributory	No
55	Late Edwardian, brick , two storey extension	Contributory	No
56	Brick interwar, tiled roof	Non-contributory	No
57-59	Architect designed contemporary	Non-contributory	No
58	Victorian, slate roof, render, large setback from street, paired columns to verandah	Significant	No
60	Victorian, slate roof, render, large setback from street H0138	Significant	No
61	Victorian brick, slate roof, tuck pointed Early homestead form, large setback from street, trees including Moreton Bay fig, H0429	Significant	No
62	Brick bungalow, tiles roof, original condition	Contributory	No
63	Contemporary flats, Knotty Wood Garden setting	Non-contributory	No
64	Brick late interwar, tiled roof	Non-contributory	No
65, 65a, 65b,	Single fronted Edwardian brick	Contributory	No
67	Contemporary rendered	Non-contributory	No
68	Interwar bungalow, brick, tiled roof, original condition	Contributory	No
69	Contemporary flats	Non-contributory	No
70	Interwar bungalow, brick, tiled roof painted brick	Contributory	No
70a	Interwar flats	Non-contributory	No
71	Glenferrie primary infant school, part of H095	Significant	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
72	Contemporary brick two storey	Non-contributory	No
73	Surrey, two storey narrow fronted Victorian bichrome brick HO479	Significant	No
74	Late Victorian bichrome brick, asymmetrical, high fence, tiled roof	Contributory	No
75	Loyola, two storey narrow fronted Victorian bichrome brick HO479	Significant	No
76	Victorian, brick with slate roof, contemporary high fence, large setback from street	Significant	No
77	Victorian brick, tiled roof, large setback	Contributory	No
78	Victorian, brick with slate roof, trees and overgrown garden, house not visible	Significant	No
79	Victorian brick, tiled roof, large setback	Contributory	No
80	Vacant site, rear of St Joseph's primary school	Non-contributory	No
82-84	Victorian, two storey, bichrome brick duplex, upper level verandahs	Contributory	No
86	Victorian, slate roof, large setback from road	Significant	No
88	Early Victorian, single storey at front, two storey behind High pitched roof form, German origins, porch and shutters added, dogtooth chimneys	Significant	No

5.5 Statutory recommendations

It is recommended that:

- The Lisson Grove residential precinct is added to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entry as shown below.
- The extent of registration is the whole of the precinct as shown on the precinct map and defined by the title boundaries of the Significant and Contributory places.
- *Hawthorn Heritage Precincts Study Volume 2: Precinct Citations* is adopted as a Reference Document to the Boroondara Planning Scheme.

External Paint Controls Apply?	Internal Alterations Control Apply?	Tree Control Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
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No	No	No	No	No	No		No
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