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## 79 Oxley Road



Hawthorn Heritage study  
1992



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### Location

79 Oxley Road HAWTHORN, Boroondara City

### Municipality

BOROONDARA CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO164

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

Significance of Individual Property

Architecturally, a near original example of a common residential form but possesses unusual decorative elements inside and out, and a high finish standard, also part of a civic-residential precinct: of high regional importance.

Historically, of local interest as unusually well finished for a speculative residence.

The Leslie Street Precinct, Hawthorn, which includes both Leslie Street and the Urquhart Estate and Oxley Road precincts, is an area of heritage significance for the following reasons: The place illustrates most of the significant development phases affecting Hawthorn including the early years of settlement (1835-1855), the growth of Hawthorn as a Victorian garden suburb, the Federation-era prosperity of 1901-1919; and interwar concepts of the garden suburb.

- The place contains a number of individually significant buildings exemplifying High Victorian and Italianate design, the Federation style in its formative phase, and a series of characteristic interwar designs.

- Individually significant buildings in the Oxley Road precinct include institutional buildings such as St Columbs Church, Auburn Uniting Church and its accompanying buildings, and notable houses including *Terrick Terricks and Auburn House*.

- The place has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, with homogeneous concentrations of style in several streets. The interwar Old English and Mediterranean is particularly well represented in Urquhart Street and Swinburne Avenue and homogeneous arrays of 1920s Bungalows are found in The Boulevard and Lyall Street. Oxley Road, Elmie and Goodall Streets have a good variety of Victorian and Federation houses. Leslie Street is a homogeneous run of 1880s workers' cottages, and Minona Street has a relatively intact group of small late interwar housing units.

- Through the road layout, the footpaths transecting parts of the precinct, the broad street lawns in the Urquhart Estate component, mature street trees and other landscape features, and concrete road paving (Swinburne Avenue), the place clearly demonstrates the application of the 'garden suburb' ideal as variously interpreted in the later nineteenth century, Federation and inter-war periods. In Hawthorn the precinct compares interestingly with its primarily Victorian and Federation predecessor, the Grace Park Estate (HO 152). The Urquhart Estate component (Urquhart Street, Swinburne Avenue, and The Boulevard) was the last substantial land holding in Hawthorn to be subdivided for residential purposes (in 1919).

Heritage Study/Consultant	Boroondara - Hawthorn Heritage study 1992, Meredith Gould, Conservation Architects, 1992;
Other Names	Tantallon,
Hermes Number	14850
Property Number	

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## Physical Description 1

A single storey, double-fronted dichrome (black and cream) brick Italianate villa with a timber return verandah, high-hipped and slated (two-colour) roof and tall dichrome brick chimneys. Details include the cement swags and deep scrolling to the eaves entablature, a scalloped verandah valence, and saltire-cross verandah brackets which are seated on circular timber posts, with pressed zinc capitals. Distinctive elements in the external and internal hall decorative scheme are the cement statuary in niches set on corbelled bases. The diagonally boarded verandah, soffit lining, and encaustic floor tiles which extend into the hallway, mark a higher than normal standard of finish as does the slate roof to the verandah (?), which is further underscored by the cruciform hallway, with its four-way arches, and statuary niches.

Another unusual and notable element is the multi-sided entrance canopy, with finial, which projects from the verandah.

A sympathetic picket fence exists at the frontage and the stable at the rear.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*