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# Lisson Grove Precinct

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## Location

HAWTHORN, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO492

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

HO492 Lisson Grove Precinct, Hawthorn

*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 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)

Heritage Study/Consultant	Boroondara - Hawthorn Heritage Precinct Study (Amendment C99), Context P/L, 2012;
Hermes Number	192491
Property Number	

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## Physical Conditions

### 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. **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.<sup>88</sup>

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.

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.

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

*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/>*