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# 40 Manningtree Road

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## Location

40 Manningtree Road HAWTHORN, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Incl in HO area contributory

## Heritage Overlay Numbers

HO493

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

## What is significant?

Manningtree Road is a residential precinct comprising the buildings on both sides of the street extending from 3 - 83 and 2 - 76 (excluding 20-32) and including the street. Mostly built in Melbourne's boom years of the 1880s in the then common Victorian asymmetrical Italianate form, some in cement render, some in polychrome brick. Later Edwardian houses and a single 1920s Bungalow complement the streetscape. The identical house pairs at 62/64 and 66/68 and the three matching houses at 23, 25 and 27 illustrate the influence of the speculative developer and builder on the street. The 1863/1887 residence of the original Manningtree estate owner Henry Box survives under a later first floor addition at no. 2.

# How is it significant?

Manningtree Road is of local historical and aesthetic significance to the City of Boroondara.

# Why is it significant?

Manningtree Road provides one of the best examples of the provision of housing for the rising numbers of the middle class in Hawthorn in the late nineteenth century. It was one of the earliest speculative housing subdivisions in the area, though like much of Melbourne was not filled out until the Boom years of the 1880s. In the range of housing provision which Hawthorn provided in the nineteenth century, it sits between the wealthy homes of for instance, Hawthorn Grove and the smaller houses of the West Hawthorn Area. Manningtree Road was a stepping stone into a gentleman's residence and clearly shows the major theme in Hawthorn, of the development of the garden suburb especially for the middle class, which was to become dominant throughout Melbourne in the twentieth century 62 (RNE Criterion A.4) Manningtree Road displays a high level of cohesiveness of scale, architectural style and period of development. While there are a number of houses demonstrating more flamboyant or original or architectural features, they read as more elaborate versions of the more numerous standard asymmetric Italianate houses which dominate the street. (RNE Criteria D.2, E.1) Manningtree Road has historic associations with Henry Box who was an influential figure in municipal, political and civic affairs in Hawthorn. His house Manningtree at no.2 (now altered) was an early gentleman's residence, and lent its name to the street. No.4 Manningtree Road, formerly called Boonoke, has associations with John Patterson, pastoralist and businessman. (RNE Criterion H.1)

Heritage Study/Consultant	Boroondara - Hawthorn Heritage Precinct Study (Amendment C99), Context P/L, 2012;
Hermes Number	192566
Property Number	

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*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/>*