

48 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 48 Wattle Road, Hawthorn

Name: House	Survey Date: December 2021
Place Type: Residential	Architect: unknown
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: 1875



Figure 1 48 Wattle Road, Hawthorn. (Source: GML Heritage 2021)

Historical Context

The area of Wattle Road, Hawthorn, is on the traditional Country of the Wurundjeri Woi-wurrung.

Pastoralists moved into the Boroondara district in the 1830s. In 1837 John Gardiner took up a pastoral licence over an extensive area that encompassed much of Hawthorn, including present-day Wattle Road. The land occupied by Wattle Road and adjacent streets was surveyed as Crown allotments 45 and 46 in the Parish of Boroondara and was offered for sale in 1843; these allotments were first acquired by Matthew Hughes (McWilliam 1997:20).

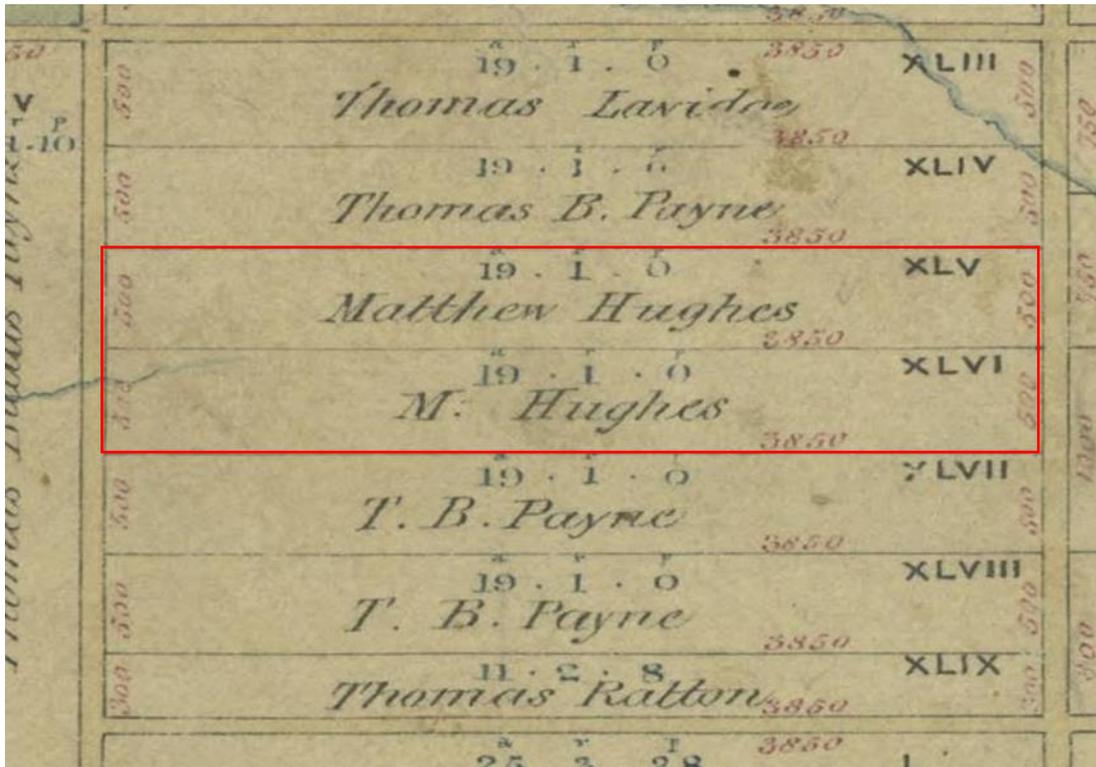


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

The first residents in Hawthorn were an eclectic mix that included farmers, as well as those in trades, business, politics, and the military (Context 2012:4). While Hawthorn was developed primarily as a residential area, by the early 1850s agriculturalists constituted a quarter of its population. Viticulture proved a successful early enterprise, with Boroondara being the third-richest grape growing region in Melbourne (after Coburg and Bundoora) led by French, English and German communities that cultivated small plots with grape vines (Context 2012:5, Peel et al 1993:20).

The colonial politician and historian William Westgarth noted that the German community's 'industry, frugality, sobriety and general good conduct had made them excellent colonists' in South Australia. With support from the Commissioners of Emigration, Westgarth began a campaign to encourage German people who were experienced vinedressers and gardeners to emigrate to Victoria (Royal Historical Society of Victoria). The Hamburg firm of J Godfrey & Son made an appealing offer to help encourage German immigration (Meyer 1990:23). The company brought out a number of families from Silesia in Prussia from 1850. J Godfrey & Son coordinated their travel arrangements, with shipping costs covered by the Colonial Land Fund (a body in England that oversaw immigration to Australia before the colonies became self-governed) (NAA). As a result, a German community of vinedressers and gardeners was established in Hawthorn in 1850 (Meyer 1990:23). During the 1850s approximately 10,000 German immigrants arrived in Melbourne, and by the early 1860s they had settled mainly in Boroondara, Heidelberg and Malvern (Peel et al 1993:20).

Five German families (headed by Christian Finger, Gustave Kobelke, Gottlieb Aurisch, Johann Fankhauser and Karl Roemer) arrived in the Hawthorn area in 1850 (McWilliam 1978:7). A contemporary account claims that the German immigrants purchased 40 acres of land at £10 per acre

(*Argus*, 29 November 1884:4). In 1851 Hughes sold allotments 45 and 46 to Edward Kobelke, who then sold one-third of the land to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30). The German settlers also purchased land in areas surrounding Wattle Road. Christian Finger purchased part of Crown allotment 64 at the corner of Glenferrie Road and Oxley Road in 1852. The same year, his son Henry Finger purchased part of Crown allotment 67, situated south of Liddiard Street (McWilliam 1997:21). Finger's property was divided by a lane (today's Wattle Road). He planted a vineyard on the site of present-day 41 Wattle Road. The natural attributes of the location made it amenable for vineyards. The land was on a gentle slope, and it was close to the Yarra River, which provided a ready water supply.

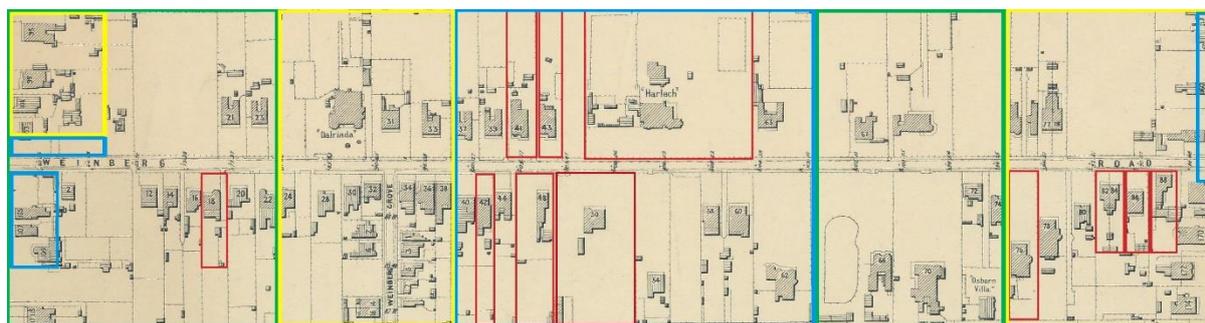


Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are marked in red. (Source: State Library Victoria; McWilliam 1997 with GML overlay)

In an early history of Hawthorn, published in 1910, CGA Colles and M Dew recounted the early German beginnings of Weinberg Road:

In the year 1850, five German families arrived in Hawthorn, and took up land in continuous blocks... which for some years they sedulously cultivated... These were men who changed the unfruitful earth into beautiful gardens. Weinberg-road [now Wattle Road] ... originally a lane for their carts... called by the earlier residents German Lane, was so named by them on account of the vineyards through which it passed; for one-time Hawthorn was largely a grape-growing district. (Colles and Dew 1910, quoted in McWilliam 1997:7)

By the end of the 1850s Weinberg Road was referred to locally as 'German Lane' and 'German Paddock' due to the number of German migrants who had settled there. In 1860 a group of residents, including Finger, Kobelke, Fankhauser, Schober, Aurisch, Gottke, Bruse and Bonwick appealed to the Hawthorn Borough Council to have the road developed and named. The residents asked that the road be formally named Weinberg Road, *weinberg* being the German word for vineyard (McWilliam 1997:21). This is believed to be the first officially named road in Hawthorn (McWilliam 1997:1). The narrow width of the road today is suggestive of early references to the road as a lane. Water from Yan Yean was laid on in 1868 (*Argus*, 1868).

The 1860s was a decade of transformation and prosperity for Hawthorn. Suburban development was spurred by the election of Hawthorn's first municipal council in 1860, making it the geographic centre of the city, alongside the opening of the railway to Hawthorn in 1861 (Context 2012:10). The coming of the railway led to an influx of middle-class residents who were able to commute between



Melbourne and the suburbs. A surge of development of public and private buildings followed, including various churches and schools, to cater to the growing population (Context 2012:10).

Demand for suburban blocks is reflected in the subdivision and building of residences in the 1860s on Weinberg Road (now Wattle Road). In this decade, more than 25 properties were built on Weinberg Road, owned by 20 different families (Context 2012:10). Of these properties, Walter Bonwick, occupying what is now 28–44 Wattle Road (on the southern side), had built three houses (Gould 1992). Wilhelm Finger (son of Christian Finger) had also built three houses, having subdivided the vineyard on the northern side of Wattle Road. Of these three houses, only two houses built by the Finger family remain today, and these were rebuilt in 1883 by the Fingers (Gould 1992).

The residential composition of Hawthorn shifted again in the 1870s as the subdivision of larger estates gathered momentum when, following the death of some leading district pioneers, large properties were sold to developers, who divided them into residential lots (Context 2012:10). While a pattern of selling off portions of larger properties was true of Weinberg Road in the 1870s, no evidence has been found (such as estate subdivision plans) that indicates the land was sold to developers to be subdivided. Nevertheless by 1875 over 40 homes had been constructed on Weinberg Road, which was nearly double the number built in the 1860s.

The Melbourne land boom of the 1880s greatly stimulated speculative subdivision and residential development in Hawthorn. This period of economic buoyancy in Hawthorn was further stimulated by the extension of the railway from Hawthorn to Lilydale in 1882 and the spur railway from Hawthorn to Kew in 1887. The pattern of speculative subdivision continued in many parts of Hawthorn as the number of large private estates declined to accommodate the growing professional middle class who were settling in Hawthorn at this time (Context 2012:5). The German families sold off portions of their land through the 1880s in a more ad hoc way and, by 1890, 50 houses had been built on Weinberg Road (Poole 2018). During the 1880s the German presence in Hawthorn began to dissipate, and many of the original farming families relocated their vineyards and orchards elsewhere. The Fankhausers, for example, moved to Balwyn, where they lived south of Belmore Road.

An exception to this pattern of ad hoc land sales along Weinberg Road was Weinberg Grove (now Wattle Grove) which was subdivided and developed from the 1880s (Weinberg Grove 1886 subdivision plan, SLV).

The early 1900s brought new prosperity and the return of suburban and commercial development after the economic depression of the 1890s. The electric tramlines built between 1913 and 1918 in Burke Road, Camberwell Road and Riversdale Road provided improved public transport, connecting local residents with Hawthorn's commercial centres and providing ready access to the city (Context 2019:1). The City of Hawthorn changed the name of Weinberg Road to Wattle Road during World War I due to growing anti-German sentiment (Built Heritage 2012:37).

The first half of the twentieth century saw a number of Wattle Road's large land holdings subdivided, creating new streets and courts. These included Vivian Grove (1911), Burton Avenue (1912), New Street (1923), Carson Crescent (1924), Finchley Court (1940) and Ardene Court (1957).

The early postwar period saw significant change in Wattle Road with the demolition of a number of its early houses and the construction of large unit developments. Up until this time, many early houses had retained their substantial allotments. Similar development has continued throughout the late twentieth century and into the twenty-first. In recent years there has been further demolition of early



Victorian houses and the construction of multi-unit developments and, more recently, substantial blocks of apartments.

Place History

48 Wattle Road, Hawthorn, is a double-storey dwelling built in c1875, on the south side of Wattle Road, between Wattle Grove and Carson Court.

Crown allotments 45 and 46 were sold to German immigrant Edward Kobelke, who then sold a third of the land to Christian Finger and a third to Johann Fankhauser (McWilliam 1997:30).

The land on which 48 Wattle Road, Hawthorn stands was part of Christian Finger's fifth land parcel (McWilliam 2004: 95). In the 1870s, a pattern of ad hoc subdivision of the early German land holdings occurred along Weinberg Road

A house at 48 Wattle Road first appears in the rate books in 1875, owned by Frederick Secretan (RB 1875). It is possible that James Gall was the architect, as Gall invited 'tenders for building 2 storey residence, Weinberg Rd, Hawthorn' in 1874, but this remains unconfirmed (*Argus*, August 1874:3). Number 48 was rented out for the majority of Secretan's ownership, including to a Reverend James Gibson during the 1890s (RB 1891–1896). Secretan died in 1896.

The Melbourne and Metropolitan Board of Works survey of 1902 shows the footprint of a double-storey dwelling with a front verandah situated on a fenced block at 48 Weinberg Road (MMBW detail plan No. 1483). In 1902 the house is shown offset on the east side of the allotment with a gravel path in the front garden and a large expanse of grass to the west of the dwelling. A large orchard occupies the rear of the property. By 1902 this land use was not common in the Wattle Road area, although there were still large areas of land not built on and a small number of paddocks, fowl yards and one other orchard (at 16 Wattle Road) (MMBW No. 1483).

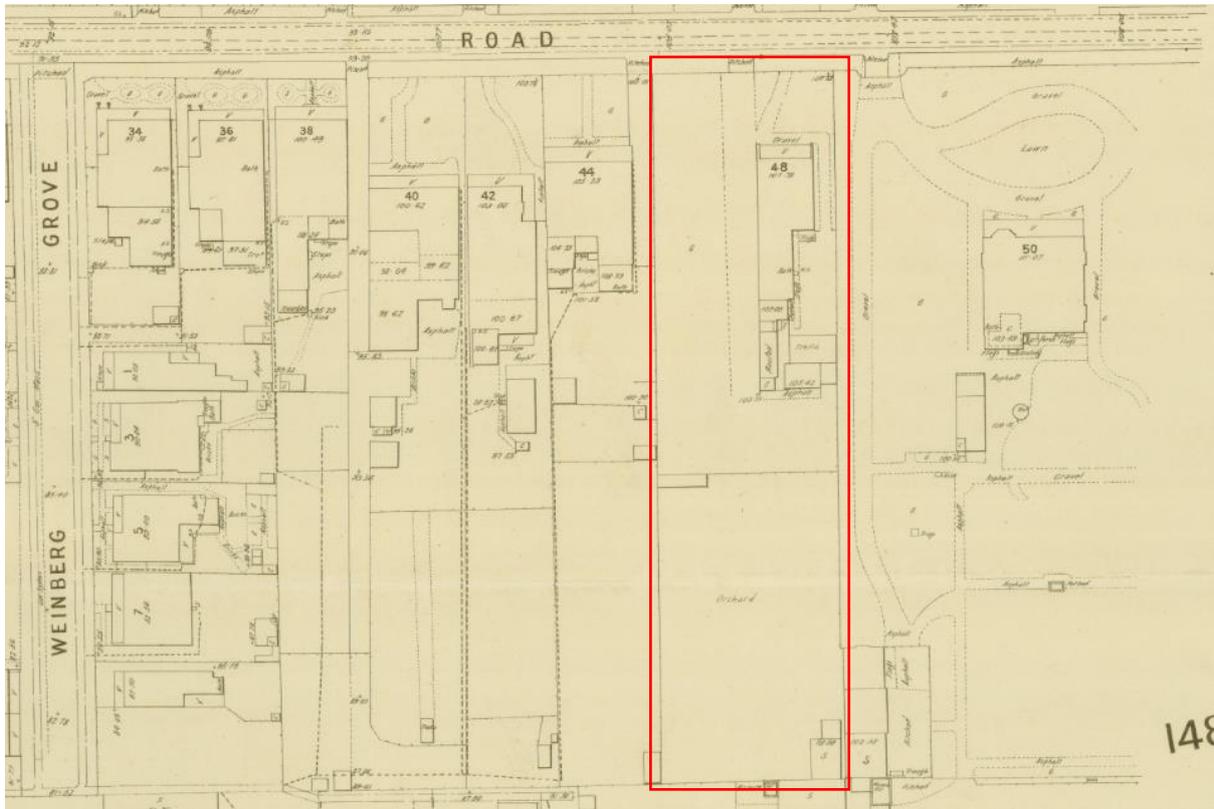


Figure 4 Detail from Melbourne and Metropolitan Board of Works detail plan No. 1483, Municipality of Hawthorn, 1902. 48 Wattle Road is outlined in red. (Source: State Library Victoria with GML overlay)



Figure 5 Aerial image of 48 Wattle Road 1945 outlined in blue. (Source: LANDATA with GML overlay)

The property changed hands numerous times in the twentieth century. The land was subdivided in 1988, and a portion comprising a strip 12 metres wide along one side and a large portion of the rear yard was sold off. A contemporary house with pool and tennis court has been built on the subdivided land (46 Wattle Road).

The property was last sold in 1991 (CT 9759 678).

Description

48 Wattle Road, Hawthorn, is a single-fronted, double-storey, rendered brick dwelling built in 1875 for Frederick Secretan. Located on the south side of Wattle Road, between Wattle Grove and Carson Street, the house is well set back from the street. The form and planting of the front garden are of more recent origin.

Constructed in brick and rendered, with a hipped slate roof, the two-storey house has an unusual form being designed as a free-standing terrace which originally sat in a much larger garden including an orchard occupying the rear of the property.

The house is finely detailed and features key characteristics associated with the Victorian-era Italianate style. These include:

- rendered brick walls
- hipped, slate roof which comprises a front section that is almost pyramidal and a rear, lower wing
- timber eaves brackets (alternating single and paired)
- double-storey cast iron and timber verandah set between wing walls with tall timber posts to the ground floor and corner brackets only, and shorter upper level posts with frieze, brackets and balustrade.
- panel front door set in a decorative glazed door surround with round arched head and moulded architrave
- double-hung timber sash windows with moulded architraves
- substantial, centrally located chimney with Italianate cap.

Integrity

48 Wattle Road, Hawthorn, is highly intact: very few changes to the original or early fabric are visible. The building retains its original built form, roof form, rendered brick walls and window and door openings and joinery. Original details include bluestone foundations, slate hipped roof, cast iron and timber verandah set between party walls, eaves brackets, panel front door and decorative surround, moulded architraves to window and door openings, and chimney with Italianate cap.

The integrity of the place is slightly diminished by the reduction of its original garden setting at the side and rear of the dwelling, including the orchard, as a result of subdivision. The relatively deep front garden setback has been retained, although the layout illustrated on the 1902 MMBW plan has been replaced. Overall the place has very high integrity.

Comparative Analysis

The emerging prosperity of Hawthorn during the 1860s and 1870s resulted in a substantial population boom. Consequently, numerous large private landholdings and estates were subdivided to capitalise on the growing demand for residential allotments. Most of this speculative subdivision saw the breaking up of large estates into residential streets and allotments.

In contrast, having first been subdivided among the early German families in the 1850s, the land along Wattle Road underwent more ad hoc subdivisions during the 1870s and 1880s. New streets off Wattle Road, except Wattle Grove, were not created until the first half of the twentieth century. Unlike elsewhere in Hawthorn where the early subdivisions resulted in streetscapes of houses built over relatively short periods with largely consistent built forms and setbacks, Wattle Road maintained its lane-like character and developed a distinctive character from more ad hoc subdivision and development patterns, becoming built out with houses of varying scale, elaboration and allotment sizes.

More recently, as the result of further subdivision and development, the distinctive character of Wattle Road has changed, and many of its early houses and their gardens have been demolished. The early allotments and houses that remain provide evidence of the street's origins and early suburban development that distinguishes this part of Hawthorn from elsewhere in the locality and in Boroondara.

Although the remaining early houses of the street vary in scale, setback and elaboration of detail, they all exhibit characteristics of the Italianate style.

The Italianate style is a mid-nineteenth century revival of earlier Italian architectural forms and details, especially those from the time of the Renaissance, which were in themselves a revival and reappraisal of Greek and most importantly Roman architecture.

The Italianate style was also associated (although less commonly in Victoria and chiefly in the 1840s to 1860s, but with lingering influence) with a revival of building forms of vernacular Italian rural buildings, particularly in their use of asymmetrical massing and towers, which produced a picturesque effect.

The Italianate style as applied to domestic architecture in Victoria favoured simple building forms, sometimes enlivened by bays and towers, with sheer wall surfaces in face brick (often bichrome or polychrome) or cement render, generally incorporating quoining (often as surface decoration if not necessarily a structural need).

Decoration in the Italianate style derived from Roman precedents and included elements from Classical entablatures and architectural orders, including a hierarchy of architraves, friezes and cornices with associated moulding, panels and brackets, applied to eaves, parapets and chimneys.

Eclectic touches were often married to the Italianate style, including Romanesque, Gothic, or stilted segmental arch-headed fenestration, incongruous replication of masonry features in timber, and excessive ornament that characterised the Boom style of the late nineteenth century.

The Italianate style is well represented in the Heritage Overlay in Boroondara. Individually significant examples included detached villas (both symmetrical and asymmetrical in plan), terrace houses and mansions. They are typically set within a garden with a low front fence at the street frontage. Detailing

ranges from modest to elaborate, typically including features from the era such as cast iron verandah friezes and posts and polychrome masonry to the front façade. The level of intactness of the Victorian-era Italianate villas in the City of Boroondara is moderate to very high.

Free-standing two-storey residences designed to appear as a terrace house are unusual in Hawthorn and Boroondara more broadly, where the detached villa was the more typical form. No examples of individually significant freestanding terrace houses are included in Boroondara's Heritage Overlay.

48 Wattle Road is also somewhat comparable to other two-storey semi-detached residences (terrace pairs) in the Heritage Overlay in Hawthorn. Both of the following examples were constructed just over a decade later than 48 Wattle Road, during the land boom in 1880s Melbourne.

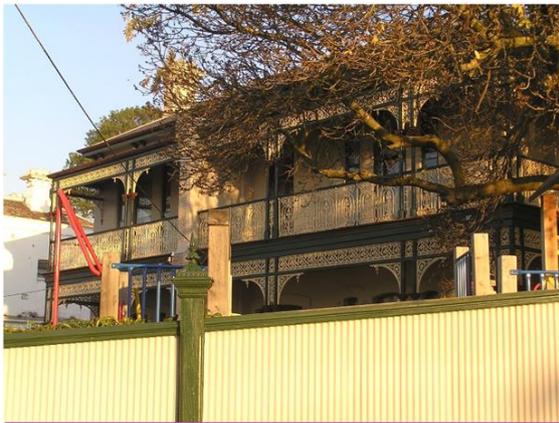


Figure 6 'Glendale' and 'Clevedon House', 106 and 108 Riversdale Road, Hawthorn (HO474), built in 1887. (Source: VHD/Lovell Chen 2006)

'Glendale' and 'Clevedon House', at 106 and 108 Riversdale Road, Hawthorn, are of local historical and architectural significance as a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large, detached residence) is unusual in Boroondara, the houses otherwise adopt generally typical Victorian Italianate forms and detailing.



Figure 7 238-244 Bakers Road, Hawthorn (HO437), built in 1889. (Source: VHD/Lovell Chen 2006)

The group of late 1880s terraces at 238-244 Bakers Road, Hawthorn, is of historical and architectural significance at a local level. The group is a striking quartet on a prominent street, and comparatively rare as a building type in this part of Hawthorn. The group shares a lively parapet treatment, with the lightness and floral detailing of the parapets well matched to the solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is also generally consistent across all four, which is unusual.

Other places in the Heritage Overlay that demonstrate some comparable aspects to 48 Wattle Road are the following late Victorian-era freestanding two-storey houses. They share a similar single fronted form of a freestanding terrace.



Figure 8 'Surrey', 73 Wattle Road, Hawthorn (HO479) built in 1898. (Source: VHD/Lovell Chen 2006)

'Surrey', 73 Wattle Road, Hawthorn, is of local historical and architectural significance. A good and relatively externally intact example of a late Victorian two-storey villa, it displays many of the hallmarks of the type including bold tuckpointed Hawthorn brickwork, bracketed slate roof and cast iron detail to the verandah. As with its neighbour at 75 Wattle Road, 'Surrey' is distinguished by its slender two-storey single-fronted form built to the boundaries, which is an atypical form for the area and gives both residences a prominence in the streetscape.



Figure 9 'Loyola', 75 Wattle Road, Hawthorn (HO479) built in 1898. (Source: VHD/Lovell Chen 2006)

'Loyola', 75 Wattle Road, Hawthorn, is of local historical and architectural significance as a good and broadly externally intact example of a late Victorian villa. It displays many of the hallmarks of the style including bold tuckpointed Hawthorn brickwork, bracketed slate roof and canted bay. While compromised to a degree by the loss of its original return verandah, the house appears to be otherwise generally intact and is an interesting example of the single-fronted two-storey villa form. As with its neighbour at 73 Wattle Road, 'Loyola' is distinguished by its slender, two-storey, single-fronted form built to the boundaries, an atypical form for the area.

Two more closely comparable examples of free-standing two-storey terrace houses in Hawthorn are nearby at 48 Wattle Road, at 151 and 153 Power Street. They were both constructed in 1893 on land owned by Annie Coupar which had been purchased by John Coupar in 1886 (CT: V1844 F694). Neither property is included in the Heritage Overlay.



Figure 10 151 Power Street, Hawthorn, built in 1893.
(Source: realestate.com.au)

151 Power Street, Hawthorn, is a substantial and relatively externally intact example of freestanding two-storey Victorian era terrace. The house displays characteristics generally typical of Victorian Italianate forms and detailing, including rendered brick walls, hipped slate roof behind a parapet, double-storey cast iron verandah set between wing walls, double-hung timber sash windows and a rendered brick chimney with Italianate cap. It forms a matching pair with 153 Power Street, which was built for the same owner in the same year.



Figure 11 153 Power Street, Hawthorn, built in 1893.
(Source: realestate.com.au)

153 Power Street, Hawthorn, is a substantial and relatively externally intact example of freestanding two-storey Victorian era terrace built in 1893. The house displays characteristics generally typical of Victorian Italianate forms and detailing, including rendered brick walls, hipped slate roof behind a parapet, double-storey cast iron verandah set between wing walls, double-hung timber sash windows and a rendered brick chimney with Italianate cap. It is a matching pair with 151 Power Street which was built for the same owner in the same year.

Discussion

As a two-storey freestanding house with a terrace form, 48 Wattle Road is unusual in Hawthorn and Boroondara. It is most comparable to 151 and 153 Power Street, Hawthorn, which are not included in the Heritage Overlay. All three houses display characteristics generally typical of Victorian Italianate forms and detailing, including rendered brick walls, hipped slate roof, double-storey cast iron verandah set between wing walls, double-hung timber sash windows and a rendered brick chimney with Italianate cap. 48 Wattle Road is distinguished by its high level of intactness and integrity and its more refined application of classical motifs representative of the Italianate style.

A purer and more comparable expression of the Italianate style can be seen in the terrace pairs at 106 and 108 Riversdale Road, Hawthorn (HO474), built in 1887, and 238–244 Barkers Road,



Hawthorn (HO437) built in 1889. Unlike 48 Wattle Road, which was built on what was originally a large allotment, these houses were designed to fit within a compact allotment.

The relatively early construction date, 1875, sets 48 Wattle Road apart from these examples. The terrace pairs at 106 and 108 Riversdale Road and 238–244 Barkers Road were built more than a decade later than 48 Wattle Road, during Melbourne's 1880s land boom. 151 and 153 Power Street were built in 1893, at the beginning of the economic depression of the 1890s.

48 Wattle Road also compares to 73 and 75 Wattle Road, Hawthorn (HO479) for their slender, two-storey, single-fronted form, which is atypical for the area. All three houses are representative examples of the application of the Italianate style, but the comparison is limited in that 73 and 75 Wattle Road were built much later (1898) and differ stylistically. Built in the late Victorian era, they bear transitional influences of the Federation style, such as their use of facebrick work and red brick corbelled chimneys.

Overall, 48 Wattle Road, Hawthorn is a particularly fine and highly intact example of a Victorian-era, single-fronted, two-storey house expressed in the Italianate architectural style. Constructed in 1875, it is a relatively early example of a two-storey freestanding house in the terrace form, which is unusual in Hawthorn and in Boroondara and not represented in the Heritage Overlay. The house otherwise exhibits refined yet typical Victorian Italianate forms and detailing, which includes its bluestone foundations, hipped slate roof, cast iron and timber verandah set between party walls, eaves brackets, panel front door and decorative surround, moulded architraves to window and door openings, extant chimney with Italianate cap. Architecturally, 48 Wattle Road compares well with other examples of Victorian and late Victorian single-fronted, two-storey housing in the Heritage Overlay.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

48 Wattle Road, Hawthorn, is of historical significance for the evidence it provides of an early and distinctive phase in the history of suburban development in Hawthorn. Early settlement in this part of Hawthorn along Wattle Road (established in the 1850s and then known as Weinberg Road), was associated with German immigrants who settled and farmed the land there between the 1850s and the early 1880s, establishing small vineyards and market gardens. The land on which 48 Wattle Road stands was part of Christian Finger's fifth land parcel, which he acquired in 1853. The house at 48 Wattle Road was built in 1875 for Frederick Secretan and is important as early evidence of the gradual subdivision and transfer of land from the 1870s by the early German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A



CRITERION C: Potential to yield information that will contribute understanding the City of Boroondara's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

48 Wattle Road is significant as a relatively early and highly intact example of a two-storey freestanding house in the terrace form, which are unusual in Hawthorn and in Boroondara. Built in 1875, the house adopts typical although refined Victorian Italianate forms and detailing. These include its bluestone foundations, slate hipped roof, cast iron and timber verandah set between party walls, eaves brackets, panel front door and decorative surround, moulded architraves to window and door openings, and extant chimney with Italianate cap. (Criterion D)

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.

Statement of Significance

What is significant?

48 Wattle Road, Hawthorn, built in 1875, is significant.

Elements that contribute to the significance of the place include:

- rendered brick walls
- hipped slate roof which comprises an almost pyramidal front section and a lower rear wing;
- timber eaves brackets (alternating single and paired)
- double-storey cast iron and timber verandah set between wing walls, with tall timber posts to the ground floor with corner brackets only and shorter upper level posts with frieze, brackets and balustrade
- panel front door set in a decorative glazed door surround with arched head and moulded architrave
- double-hung timber sash windows with moulded architraves
- substantial centrally located chimney with Italianate cap
- front garden setting.

How is it significant?

48 Wattle Road, Hawthorn, is of local historical and representative significance to the City of Boroondara.

Why is it significant?

48 Wattle Road, Hawthorn, is of historical significance for the evidence it provides of an early and distinctive phase in the history of suburban development in Hawthorn. Early settlement in this part of Hawthorn along Wattle Road (established in the 1850s and then known as Weinberg Road), was associated with German immigrants who settled and farmed the land there between the 1850s and the early 1880s, establishing small vineyards and market gardens. The land on which 48 Wattle Road stands was part of Christian Finger's fifth land parcel, which he acquired in 1853. The house at 48 Wattle Road was built in 1875 for Frederick Secretan and is important as early evidence of the gradual subdivision and transfer of land from the 1870s by the early German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

48 Wattle Road is significant as a relatively early and highly intact example of a two-storey freestanding house in the terrace form, which are unusual in Hawthorn and in Boroondara. Built in 1875, the house adopts typical although refined Victorian Italianate forms and detailing. These include its bluestone foundations, slate hipped roof, cast iron and timber verandah set between party walls, eaves brackets, panel front door and decorative surround, moulded architraves to window and door openings, and extant chimney with Italianate cap. (Criterion D)

Grading and Recommendations

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External paint controls	
<i>Is a permit required to paint an already painted surface?</i>	No
Internal alteration controls	
<i>Is a permit required for internal alterations?</i>	No
Tree controls	
<i>Is a permit required to remove a tree?</i>	No
Solar energy system controls	
<i>Is a permit required to install a solar energy system?</i>	Yes
Outbuildings and fences exemptions	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	No
Victorian Heritage Register	
<i>Is the place included on the Victorian Heritage Register?</i>	No
Prohibited uses may be permitted	
<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal heritage place	
<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
Incorporated plan	
<i>Does an incorporated plan apply to the site?</i>	No

Identified by:

Hawthorn Heritage Precincts Study Context Pty Ltd, 2009, revised 2012



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