

50 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 50 Wattle Road, Hawthorn

Name: 'Beulah'

Survey Date: December 2021

Place Type: Residential

Architect: J.F. Matthews

Grading: Significant

Builder: Reid and Garde

Extent of Overlay: To title boundaries

Construction Date: 1876, modification c.1930s



Figure 1 50 Wattle Road, Hawthorn. (Source: GML Heritage 2022)

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).

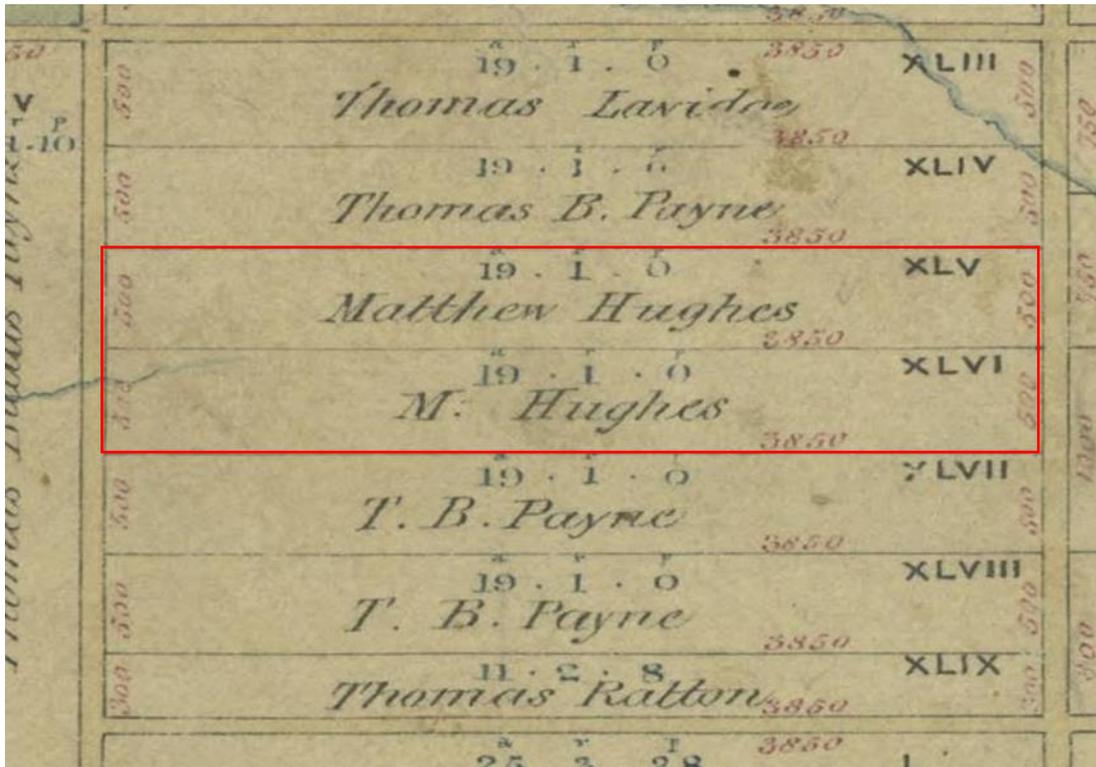


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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.

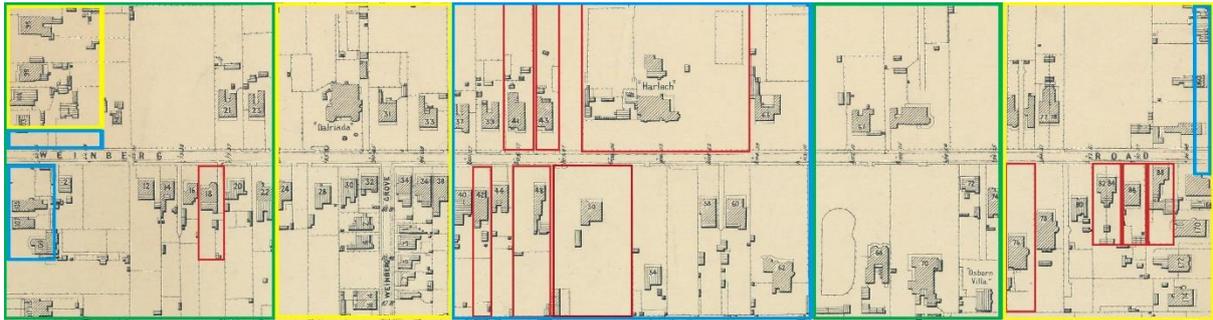


Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

In an early history of Hawthorn, published in 1910, CGA Colles 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 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

The property at 50 Wattle Road, Hawthorn, is on the southwestern corner of Wattle Road and Carson Crescent.

The land occupied by Wattle Road and adjacent streets was surveyed as Crown allotments 45 and 46 in the Parish of Boroondara and first offered for sale in 1843. In 1851, 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).

Joseph Dodgshun, a warehouseman based in Little Flinders Street, Melbourne, purchased land on the southern side of Weinberg Road in September 1875 (CT V779 F761). The substantial allotment of over one acre was part of a larger parcel previously owned by Christian Finger (McWilliam 1997). In late 1875 Dodgshun commissioned a large, double-storey villa named 'Beulah' to be designed by architect J.F. Matthews, and the house was completed in 1876 (*The Argus*, 12 January 1876:7).



Figure 4 Detail of land purchase on Weinberg (later Wattle) Road by Joseph Dodgshun in 1875. (Source: CT V779 F761)

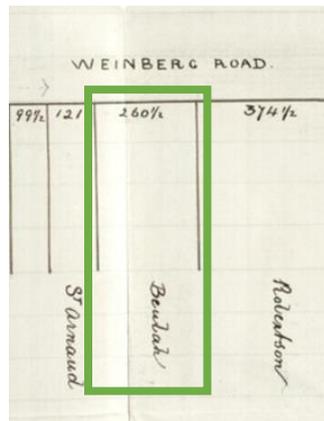


Figure 5 Detail from an 1882 map of part of Hawthorn, showing 'Beulah' and adjoining dwellings 'St Arnaud' and 'Robertson'. (Source: State Library Victoria with GML overlay)



Figure 6 The first owner of 'Beulah', Joseph Dodgshun, in 1909. (Source: *Punch*, 15 April 1909:27)

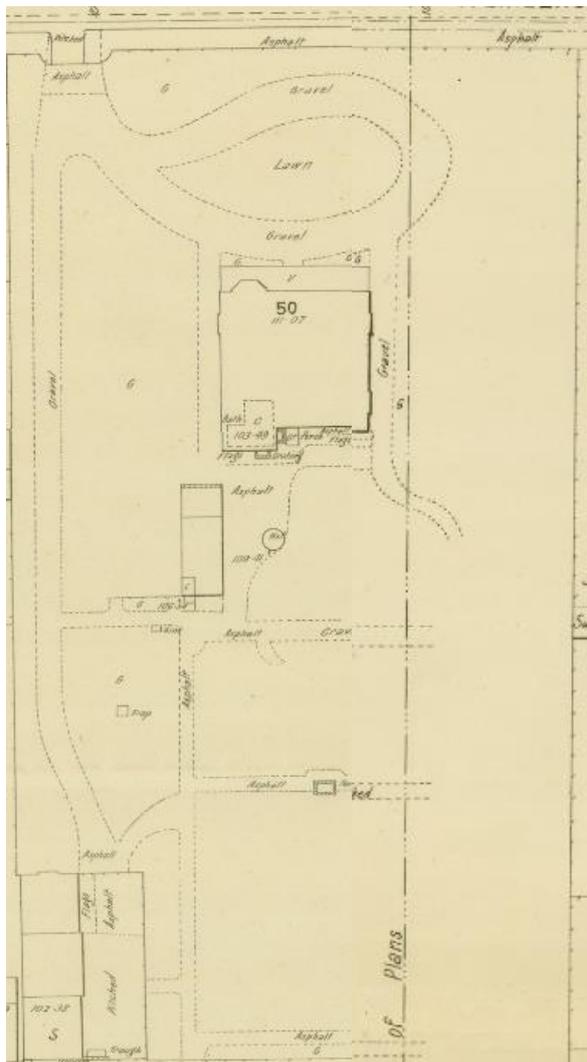


Figure 7 Detail from Melbourne and Metropolitan Board of Works detail plan No.1483 and 1484, City of Hawthorn, 1902. The map shows a teardrop-shaped lawn and looped gravel carriage drive in the front garden, a long, straight driveway to the rear outbuilding, and other elements at the rear, including a back porch with flagstones, and an outbuilding and a stable in southwest corner. (Source: State Library Victoria)

The property remained in the Dodgshun family until Joseph Carson, a grazier, purchased both 'Beulah' and an adjacent allotment facing Lisson Grove (which was also owned by the Dodgshuns) in August 1919 (CT V779 F761; Figure 8). Carson sold both allotments to Michael Galvin, a gentleman and hotel owner, in March 1923 (CT V4232 F333). The allotments were subdivided to make way for Carson Crescent, in which 13 lots became available for purchase; 'Beulah' was in Lot 2 on the west side of the crescent (Figure 10). 'Beulah' was purchased by Annie Morris in 1933, who lived there until 1939. From 1938 the property was listed in Sands and McDougal directories as flats. Because the upper-middle class (and to some extent the middle class) relied heavily on domestic servants, the increase in labour costs in the first decades of the 1900s meant that the lifestyle of the upper-middle class was difficult to maintain. A private apartment within an existing grand home, which was smaller and hence cheaper to maintain, was an attractive option for many. Several large homes were divided into self-contained flats from around World War I. The large scale of these homes made them amenable to being divided up into several smaller dwellings, the owner of the property often living in one and renting out the others.

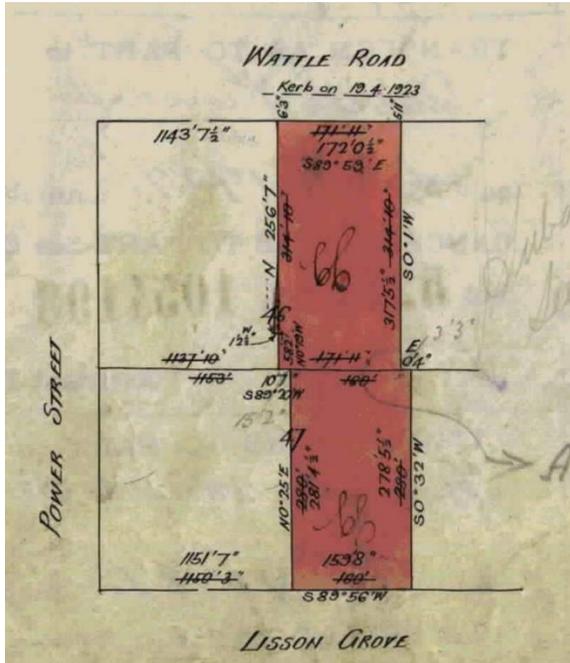


Figure 8 Purchase of land by Joseph Carson in August 1919, later sold to Michael Galvin in 1923. The lower portion fronting Lisson Grove was previously also owned by Charles and Joseph Dodgshun. (Source: CT V4232 F333; CT V1268 F446)

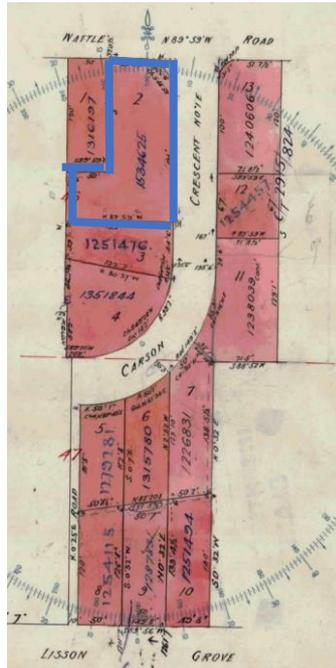


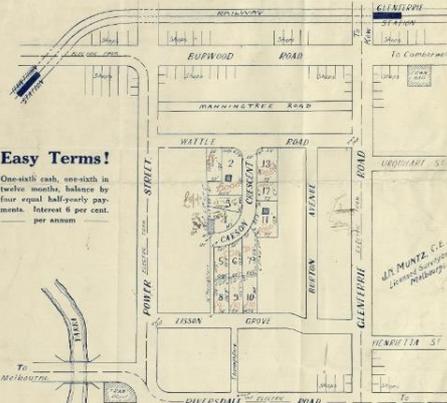
Figure 9 Subdivisions of Michael Galvin's land, sold between 1925 and 1927, showing the creation of Carson Crescent and L-Shaped Lot 2 where 'Beulah' was situated (in blue). (Source: CT V4232 F333 with GML overlay)

BEULAH ESTATE
RIGHT IN THE CENTRE OF HAWTHORN

Near Stations, Trams, Shops, Scotch College, &c., &c.
LISSON GROVE :: Carson Crescent :: WATTLE ROAD

12 Choice Allotments; also Brick Residence (11 rooms), and D.F. W.B. Villa (5 rooms).
On Lot 4 there is a substantially built Brick Garage, and 3 rooms, bathroom, &c.

Easy Terms!
One-sixth cash, one-sixth in twelve months, balance by four equal half-yearly payments. Interest 6 per cent. per annum.



R.W.E. HOOKE & SON Auctioneers, 263, Opposite Town Hall, Glenferrie
BLACKER and CO. Oldfashioned Estate Agents, Collins Street, Melbourne

BUYERS' OPPORTUNITY!
Land in the centre of Hawthorn is now almost unobtainable!

A. A. COOK, the Printer, 357 Brunswold Road, Glenferrie

Figure 10 Advertisement for the 13 allotments in Beulah Estate (Carson Crescent), 1920s. 'Beulah' is marked on the plan in Lot 2. (Source: State Library Victoria)

Based on the choice of architectural style, the principal façade of 'Beulah' appears to have been substantially modified during the ownership of the Morrises during the 1930s (CT V5865 F871). The original verandah across the front of the house shown on the 1902 MMBW plan had been removed and a new cement-rendered arcaded loggia with decorative metal balustrade added. Other elevations of the house are also cement-rendered, which is likely to have been completed during the same renovation, as was the change of roof material to terracotta tile. A timber pergola structure (since demolished) was constructed on the eastern elevation facing Carson Court in 1937, functioning as a fernery (BP 1937). All of these alterations (smooth-rendered walls, terracotta-tiled roof and simple versions of classical motifs such as arcades and loggias) are characteristic of the interwar Mediterranean style. The hipped roof, characteristic of both Victorian and interwar Mediterranean styles, was retained.

The house has been sold several times from the early 1950s. In the mid-1970s the property was described as having two additional cottages (*The Age*, 20 October 1975:14). 'Beulah' continued to exist as four flats until 1981 when it was sold as one residence of four bedrooms, a cellar and three-car garage on approximately 14,000 square feet (about 1300 square metres) of land, suggesting the two cottages had been demolished to make additional space (*The Age*, 8 August 1981:60). A tennis court was added to the property in the mid-1980s (Figure 11, Figure 12). The most recent sale of 'Beulah' was in 1986 (CT V5865 F871). The layout of the front garden has been replaced since its 1902 form with the looped carriage drive.



Figure 11 Sale advertisement from 1986. (Source: *The Age*, 24 April 1986:12)

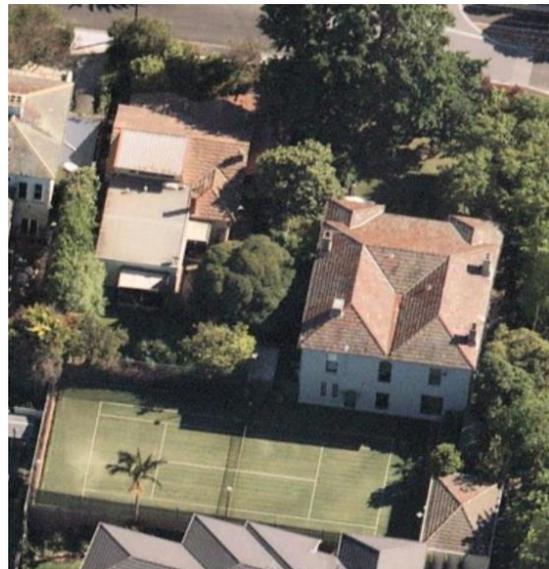


Figure 12 Aerial view of 50 Wattle Road, showing the tennis court added in the mid-1980s. (Source: Nearmap 2022)

Description and Integrity

50 Wattle Road, Hawthorn, is a double-storey Victorian-era brick villa built in 1876 with alterations made in the interwar years in the interwar Mediterranean style. Located on the southern side of Wattle Road on the western corner of Carson Crescent, the house has a generous setback from the street, creating a large front garden. The garden includes a mature oak (*Quercus* sp.). The house is situated on an L-shaped allotment with a tennis court.

The architecture of 'Beulah' combines two main architectural styles; Victorian Italianate and interwar Mediterranean. Evidence of the Victorian Italianate architecture can be seen in the main hipped roof with an M-shaped profile, paired timber eaves brackets, four extant rendered chimneys, vertically proportioned double-hung timber sash windows and canted bay window under the verandah.

Alterations made in the interwar years include the conversion of the single dwelling into four flats, the removal of the original verandah (presumably cast iron), and its replacement with a double-storey masonry loggia with protruding hipped roofed bays at each end. At ground level, openings in the loggia are straight-edged with rounded corners, while the upper level's central bay has three round-arched openings. The proportions and detailing of the loggia are very refined, adding an elegance to the façade typical of the interwar Mediterranean style. The overall simplicity of its design is enhanced by the fine curvilinear design of the first-floor mild steel balustrade.

Changes were made to the house in 1981, including the conversion back to a single home, the removal of an external stair and double-storey lean-to across the southern elevation, and the insertion of two windows in the eastern and southern elevations which match the existing. The substantial brick fence was also added at this time. The tennis court was proposed at this time, although it appears to have been excluded from the scope of works. The exact time when the court was installed is not known.

Key features of the building and landscape include:

- front garden setting with generous setback off Wattle Road;
- symmetrical built form with terracotta-tiled hipped roof (1876; 1930s);
- double-hung sash windows (1876);
- canted bay window (1876);
- four extant chimneys (1876);
- arcaded loggia (1930s);
- rendered brick walls (1930s);
- large mature oak (*Quercus* sp.).

The brick fence and garage are not significant.

Integrity

50 Wattle Road, Hawthorn, derives its interest from cumulative building programs embodying two prevailing architectural styles. The building retains its original 1876 building and roof form, chimneys, and sash and canted bay windows. It also retains its distinctive and finely detailed 1930s double-storey arcaded loggia, which has been integrated into the main roof line of the house, and other elements characteristic of the interwar Mediterranean style.

The building remains substantially intact to its 1930s-era modifications and as such has relatively high integrity, with aspects of its Victorian-era construction also legible.

The integrity of the place is enhanced by the retention of a substantial front garden setting (although the early layout has been replaced) which includes a generous setback off Wattle Road and a large

oak which presents with a large canopy in a 1945 aerial. The form of the tree has been compromised by pruning to clear power lines.

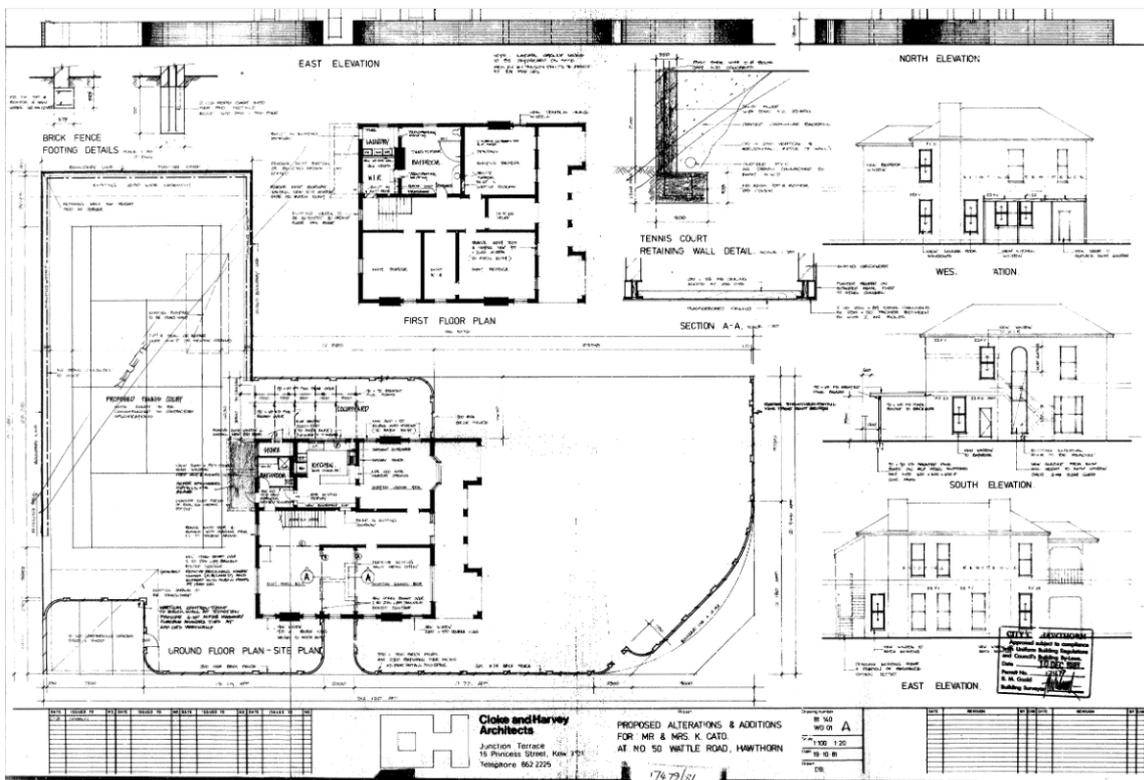
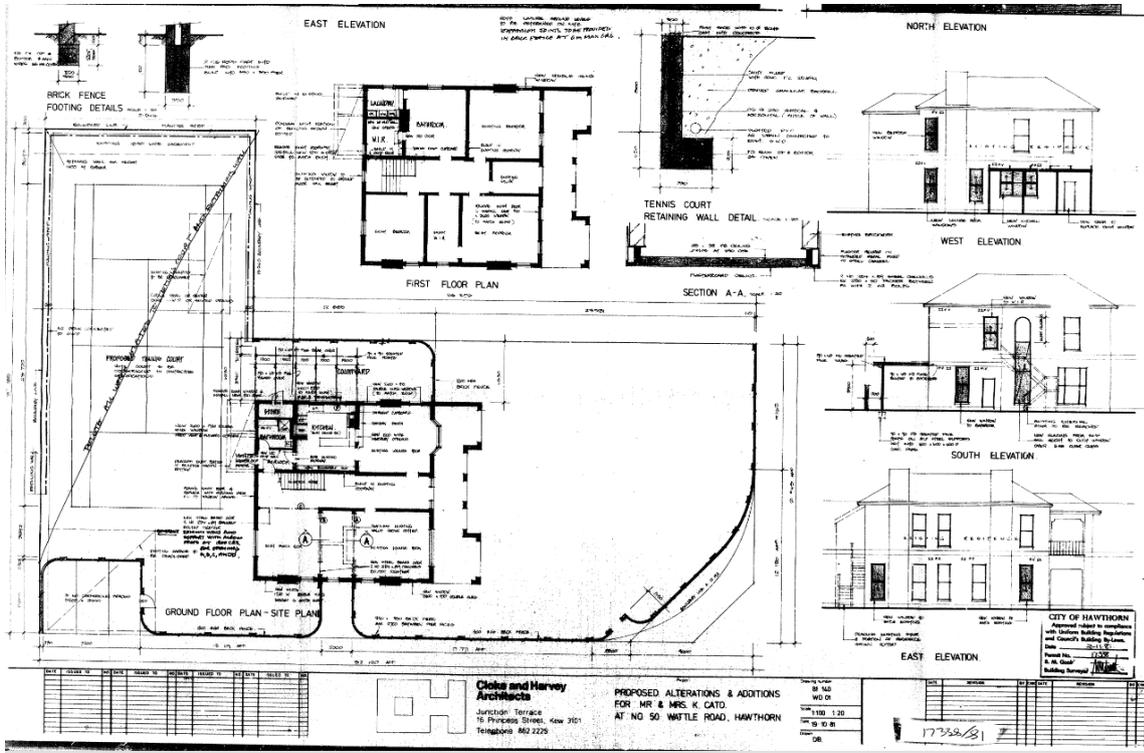


Figure 13 Architectural drawings for alterations made in 1981 when the property was returned to a single residence (Source: BP 1981)

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 generally exhibit characteristics of the Italianate style.

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.

The Italianate style is well represented in the Heritage Overlay in Boroondara. Individually significant examples include detached villas (both symmetrical and asymmetrical in plan), terrace houses and mansions. Although it is most likely that Beulah originally exhibited typical detailing of the Italianate style, alterations made to the house in the interwar years has left it not readily comparable to Italianate houses include in Boroondara's Heritage Overlay.

While the original Victorian-era house at 50 Wattle Road, Hawthorn has been altered, the simple but elegant overlay of the then fashionable interwar Mediterranean style is substantially intact.

The interwar Mediterranean style is closely related to the Georgian Revival style, the former being a regionalised version of the latter. The style was introduced to Australia by Professor Leslie Wilkinson, who saw a similarity between temperate coastal regions of Australia and the Mediterranean. As in the case of the Georgian Revival style, architects favouring the Mediterranean style were academically trained and were commissioned by affluent clients. Typical exterior characteristics of the style include informal asymmetrical form with medium-pitched, terracotta-tiled hip or gabled roofs, wall surfaces usually rendered and often textured, simplified use of classical motifs, exposed rafter ends, round

arches, arcaded loggias, pergolas, terraces, balconies with iron balustrades, and vertically proportioned double-hung sash windows with shutters.

Many Hawthorn mansions were converted into flats during the 1920s and 1930s, often including an 'upgrade' to their façades and embracing then current and more fashionable styles. A large proportion were later demolished or have been returned to their original form.

50 Wattle Road is most comparable to 'Struan' at 26 Lisson Grove (HO426). Built in c.1886–87, 'Struan' was altered in 1937 by architect Edward Billson, resulting in the replacement of its original verandah with new verandah comprising a flat roof supported by rendered masonry columns and stylised capitals. Like 26 Lisson Grove, the 1930s modifications to the front of 50 Wattle Road illustrate the shift in the popular taste of the time, away from the Victorian decorative approach, to simpler, more austere forms.



While the original Victorian period mansion 'Struan' at 26 Lisson Grove, Hawthorn, is altered, the simple but elegant overlay of the then current fashion by Billson is substantially intact. Many Hawthorn mansions were converted into flats during the 1920s and 1930s. A large proportion were later demolished or have been returned to their original form. Few show so clearly the public's change in taste, away from the Victorian decorative approach, to a simpler, more austere form. The building is of significance for its illustration of changes in fashion in the 1930s in Melbourne and the restrained, elegant work of Billson.

Figure 14 'Struan', 26 Lisson Gove, Hawthorn (HO426), built in 1886–87 and altered in 1937 by architect Edward Billson. (Source: GML Heritage 2022)

50 Wattle Road is also somewhat comparable to 'Hirschell', 184 Power Street, Hawthorn (HO469). 'Hirschell' is significant as an early house in Hawthorn built in 1869 and also as an example of an early twentieth century makeover, resulting in a layered building form. Although stylistically different from 50 Wattle Road, being of an earlier build and alteration date, both houses demonstrate a pattern in the area, of reworking and updating early houses in the latest styles to create an appearance that was considered more fashionable.



Figure 15 'Hirschell', 184 Power Street, Hawthorn (HO469), built in 1869 and altered in the 1910s. (Source: VHD/Lovell Chen 2006)

'Hirschell', 184 Power Street, Hawthorn, is of local historical and architectural significance. It is of historical significance as a long-standing property in the Hawthorn area and an example of an early twentieth century makeover of a substantial 1860s residence. Typical aspects of the early homesteads in Hawthorn include the bluestone base, use of hillside topography, and mixture of Italianate and High Victorian elements. The alterations are also consistent with a pattern in the area in the early years of the twentieth century, when many of the earlier houses were updated, resulting today in a building which successfully combines elements from both eras in a layered form.

Similar local examples of early houses updated in the early twentieth century include 'Darley', 2 Merrion Grove, Kew, built in 1869 and altered in the Edwardian era (HO321); 'Tasma', 7 Muir Street, Hawthorn, built in 1878–89 and altered in the 1910s (HO466); and 16 Kooyongkoot Road, built in 1884–85 altered in the 1910s (HO456).

Architecturally 'Beulah' is somewhat comparable to the small number of houses in the Boroondara Heritage Overlay built in the interwar Mediterranean style.

1 Bradford Avenue, Kew (HO277), built in 1927–28 is of aesthetic significance as an accomplished design which uses Mediterranean forms. It bears similarities to 50 Wattle Road, particularly for the refined and restrained detailing of its loggia. Similarities also exist with 'The Lodge', 22 Balwyn Road, Canterbury (HO264), and 1291 Burke Road, Kew (HO282). 'Beulah' is distinguished from 'The Lodge' by its finely detailed and proportioned double-storey loggia. 1291 Burke Road is not directly comparable to Beulah because, while it broadly adopts the interwar Mediterranean style, it also incorporates simplified English Baroque detailing.



Figure 16 1 Bradford Avenue (HO277), built in 1927–28. (Source: VHD/Lovell Chen 2005)

1 Bradford Avenue, Kew, is of local historical and architectural significance. Though a relatively late example, it is a fine and intact example of a two-storey Mediterranean Style suburban residence of the interwar period. Stylistically, the house is an accomplished exercise in the fusion of Mediterranean forms and usage of loggias and arcades with elements of Georgian Revival detailing. The synthesis was central to the thinking of Australian-trained architects in the interwar period, at least in high-culture circles.



Figure 17 'The Lodge', 22 Balwyn Road, Canterbury (contributory in HO264), built in 1925. (Source: VHD/RBA Architects 2005)

'The Lodge' is one of several interwar period houses which represent the third major period of development in the Balwyn Road Residential Precinct. The Mediterranean style house, which is largely intact externally, is a good example of a style which is uncommon in Melbourne.



Figure 18 1291 Burke Road, Kew (HO282), built in 1930–31 (Source: VHD/Lovell Chen 2005)

1291 Burke Road, Kew, is a handsome and, externally, more-or-less intact example of a substantial two-storey interwar residence designed in a broadly Mediterranean mode. It is a skilful fusion of Mediterranean styles commonly applied in larger houses of the period 1925–39, which in this case incorporates elements of the later English Baroque. The design evokes the scale, detailing, and utopian qualities of Italian contado villas and reflects the strong general knowledge and interest in a wide range of architecture of the client/owner, E.A. Watts.

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).

50 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. Joseph Dodgshun, a warehouseman based in Little Flinders Street, Melbourne, purchased land on the southern side of Weinberg Road in September 1875. The substantial allotment of over one acre was part of a larger



parcel previously owned by Christian Finger. 50 Wattle Road, including the surviving evidence of the 1876 Victorian-era house, illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn.

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).

N/A

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

50 Wattle Road is of aesthetic significance for its sophisticated and refined application of the interwar Mediterranean style overlaid on a Victorian-era two-storey house. The house is a fine example of a reworked and updated house in the latest styles of the time to create a more fashionable appearing residence. The two-storey loggia is carefully resolved and skilfully integrated into the hipped roof line of the earlier house. Its proportions and detailing are very refined and add an elegance to the façade, which is enhanced by the delicate curvilinear design of the first-floor mild steel balustrade.

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?

50 Wattle Road, Hawthorn, built in 1867 and altered in the 1930s, is significant.

Elements that contribute to the significance of the place include:

- front garden setting with generous setback off Wattle Road;
- symmetrical built form with terracotta-tiled hipped roof (1876; 1930s);
- double-hung sash windows (1876);
- canted bay window (1876);
- four extant chimneys (1876);
- arcaded loggia (1930s);
- rendered brick walls (1930s).

The brick fence and garage are not significant.

How is it significant?

50 Wattle Road, Hawthorn, is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

50 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. Joseph Dodgshun, a warehouseman based in Little Flinders Street, Melbourne, purchased land on the southern side of Weinberg Road in September 1875. The substantial allotment of over one acre was part of a larger parcel previously owned by Christian Finger. 50 Wattle Road, including the surviving evidence of the 1876 Victorian-era house, illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

50 Wattle Road is of aesthetic significance for its sophisticated and refined application of the interwar Mediterranean style overlaid onto a Victorian era two storey house. The house is a fine example of a reworked and updated house in the latest styles of the time to create a residence with a more fashionable appearance. The two-storey loggia is carefully resolved and skilfully integrated into the hipped roof line of the earlier house. Its proportions and detailing are very refined and add an elegance to the façade, which is enhanced by the delicate curvilinear design of the first-floor mild steel balustrade. (Criterion E)

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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Public Record Office Victoria (PROV). Historic Plan Collection, VPRS8168

Punch, as cited.

Sands & McDougall (S&McD). Melbourne Directories.

Victorian Places 2015, 'Hawthorn,' Monash University and University of Queensland, <http://www.victorianplaces.com.au/hawthorn>