

‘Harlech’

Prepared by: GML Heritage

Address: 51–53 Wattle Road, Hawthorn

Name: Harlech	Survey Date: November 2021
Place Type: Residential	Architect: unknown
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: c.1863



Figure 1 51–53 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).

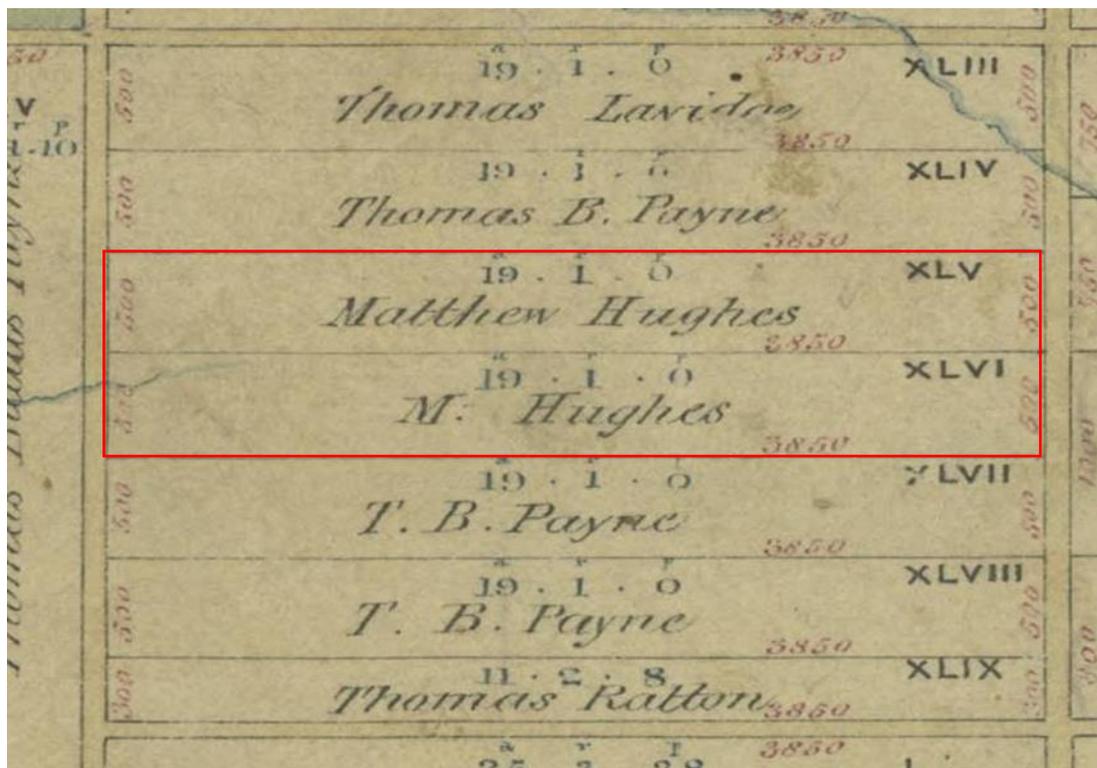


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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.

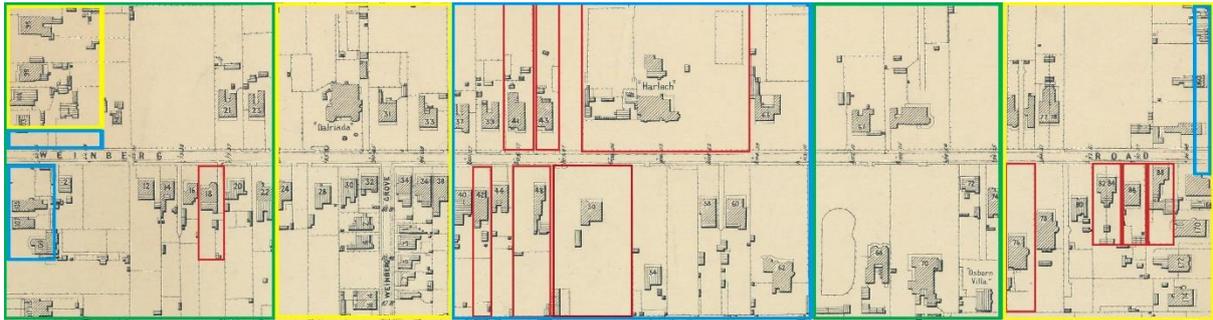


Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

In a 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 51–53 Wattle Road, Hawthorn, is situated on the north side of Wattle Road, between New Street and Finchley Court.

The land occupied by Wattle Road and adjacent streets was surveyed as Crown Allotments (CA) 45 and 46 in the Parish of Boroondara which were first offered for sale in 1843. In 1851, allotments 45 and 46 were sold to Edward Kobelke, who then sold one-third to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30).

Known as 'Harlech', the house at 51–53 Wattle Road, Hawthorn, is built on land that was originally owned by Christian Finger (McWilliam 1997:210; see Figure 4). By March 1863 James Brock and his wife were residing at 'Harlech', Weinberg Road, Hawthorn (*Argus*, 25 March 1863: 4). Brock first appears in the Sands and McDougall directories as living in Hawthorn in 1863 (S&McD 1863), although no record has been found of the house being built. In 1868 a seven-roomed house that incorporated a servants' room and kitchen and was set on two acres of land appears in the rate books, listing James Brock, an actuary of the Melbourne Savings Bank, as owner (RB 1868). Brock died at 'Harlech' on 1 September 1871 (*Argus*, 2 September 1871:4)

Between 1872 and 1893 the property, then numbered 49 Weinberg Road, was owned by stockbroker and journalist Robert Elias Wallen (CT V510 F934, CT V2055 F982, CT2362 F522). Between 1887 and 1890 Wallen extended the house to 13 rooms with the rateable value of the property increasing from £130 to £260. Wallen also extended his land holding by purchasing several lots facing Manningham Road that backed onto the Weinberg Road property (RB 1887–90).

During this time Wallen played a significant role in Boroondara's civic history, being a member of the Hawthorn Borough (later Municipal) Council between 1877 and 1883, and serving as mayor in 1878 and 1879.

Wallen was the first secretary and later chairman of the Melbourne Stock Exchange from 1865 to 1884. Keenly interested in art, he was president in of the Art Union of Victoria in 1882 and over the following ten years he served as president and vice-president. He was a trustee of the National Gallery, Museums, and Public Library of Victoria 1889–93 (Hall 1976).

On Wallen's death in 1893, 'Harlech' was valued at over £6000 (PROV 1893). After his death, members of the Wallen family continued to occupy 'Harlech' until 1897 (CT V2363 F522).

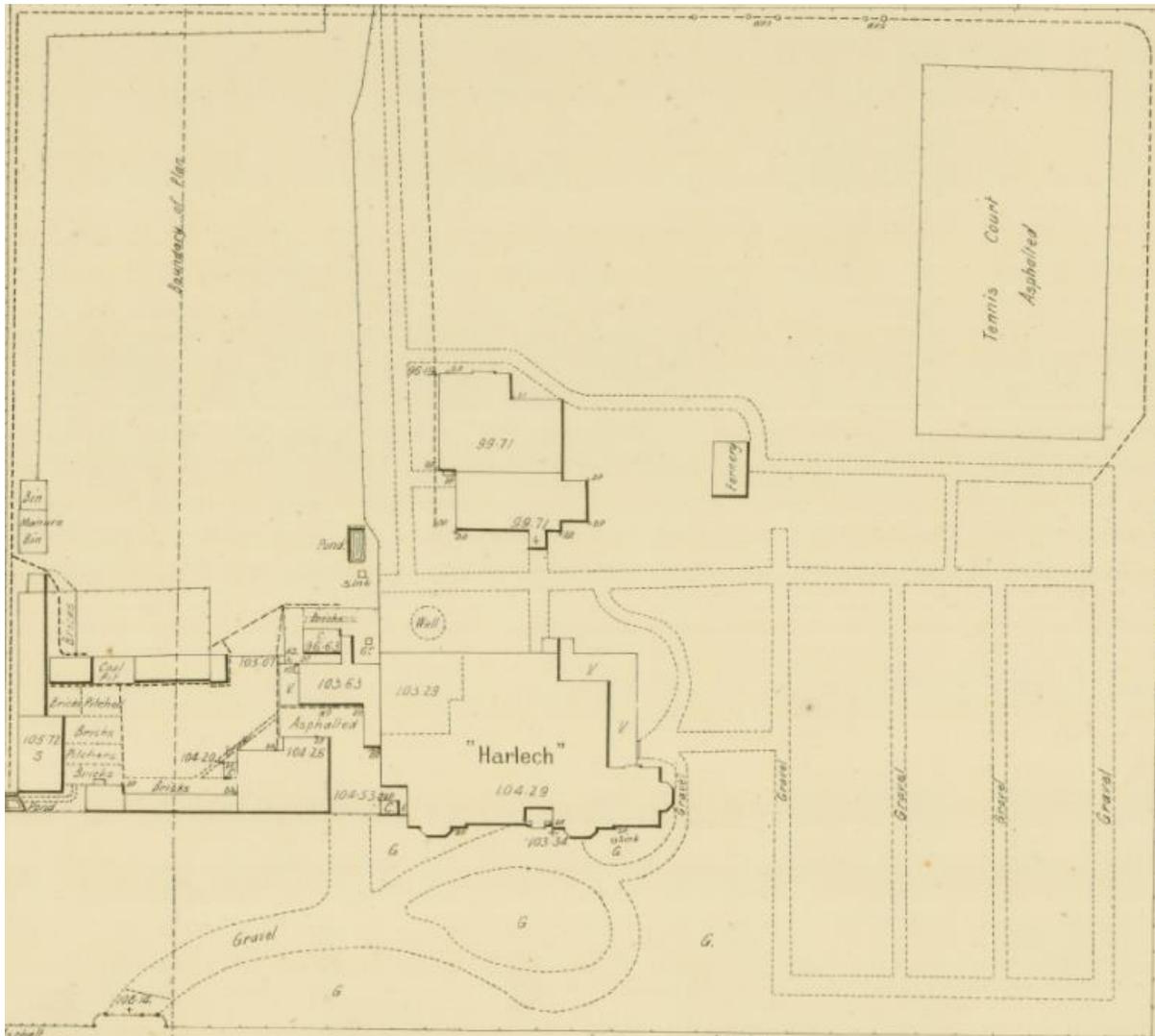


Figure 4 Melbourne & Metropolitan Board of Works Detail Plan No. 1486 City of Hawthorn, dated 1902, showing 'Harlech' set in large grounds with a fernery, tennis court and stable block behind the main house, as well as various outbuildings west of the house. The outline of two bay windows is also visible on the front elevation of the house with a third bay window facing east. (Source: State Library Victoria)

In 1911 the property was purchased by the Faithful Companions of Jesus, and officially opened as St Mary's Convent and school (McWilliam 1997:213–215; S&McD 1912; *Advocate*, 16 Sept 1911: 25). A two-storey house was built behind 'Harlech' to provide accommodation for the nuns, on the area which formerly housed the stable block shown on the 1902 MMBW plan (McWilliam 1997:213). In 1924, the property was subdivided into six lots (four lots facing Wattle Road and two lots facing New Street) with 'Harlech' situated on Lot 2 (State Library Victoria; CT V4836 F108; Figure 5).

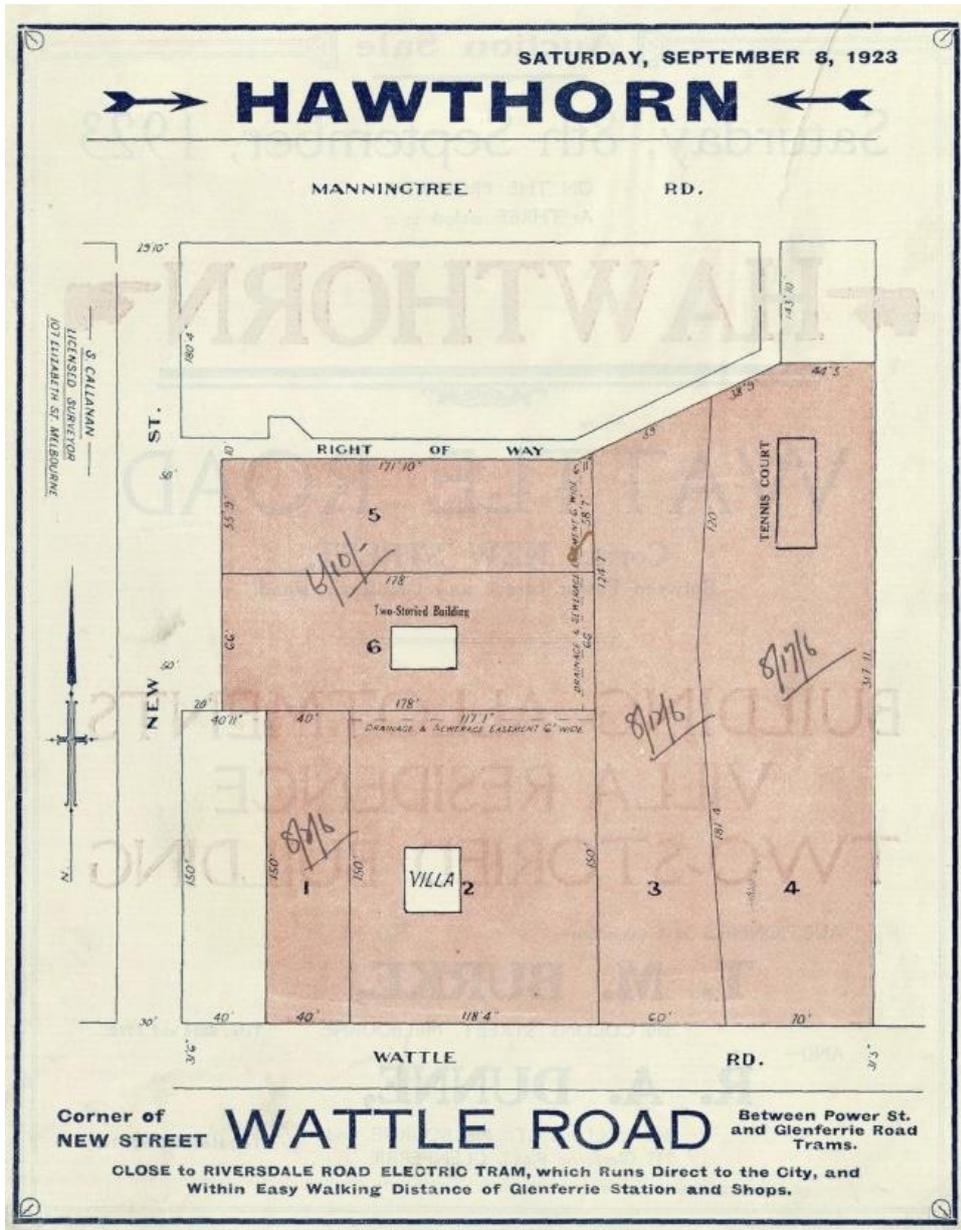


Figure 5 1923 sale advertisement showing new subdivisions. (Source: State Library Victoria)

Edward Whiteside, a builder from Essendon, purchased 'Harlech' (Lot 2) in 1924 (CT V4836 F108). Whiteside gained permission from Hawthorn City Council to divide 'Harlech' into three flats, which he did by 1933 (S&McD 1933; McWilliam 1997:216). 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 in Boroondara 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.

Whiteside is also likely to have made changes to the façade, adding Federation style detailing including timber shingles and timber roof brackets above the bay windows. Whiteside developed the

site further by building a detached dwelling of four flats in the southeast part of the site in 1957 (BP 1957).



Figure 6 'Harlech' in 1945, prior to construction of an apartment block on the southeast corner of the site. Lot 2 (including the house) is shown in red, and the original 2-acre allotment in blue. (Source: LANDATA with GML overlay)



Figure 7 'Harlech' in 2022, with the apartment block visible in the southeast corner of the site. (Source: Nearmap 2022)

'Harlech', situated on Lot 2, remained in Whiteside's ownership until his death in 1972, after which it was sold as a whole site. The individual apartments have since been sold off at various times.

Description and Integrity

51–53 Wattle Road, Hawthorn, is a double-fronted single-storey brick Victorian villa built in 1863 for actuary James Brock. Located on the northern side of Wattle Road, between New Street and Glenferrie Road, the house was originally sited on a 2-acre allotment which was subsequently subdivided. The allotment is rectangular and incorporates a block of four apartments, built in 1957, in the southeast corner of the site.

Symmetric in form with two projecting canted bay windows on the front (south) façade and one on the eastern elevation, the rendered-brick house sits beneath a hipped roof clad in slate. Alterations to the façade during the Federation era include timber shingles and timber roof brackets above the bay windows.

Key features of the building include:

- asymmetrical built form with slate roof and hipped roof form
- rendered brick walls
- arched central entrance
- projecting canted bay windows
- canted bay window on eastern elevation

- four panelled timber front doors
- double hung sash windows.

The house is well set back from the street creating a relatively deep front garden. The layout of the garden is relatively recent. The mature trees including the Spotted Gum (*Corymbia maculata*) and Ti-Tree (*Melaleuca* sp.), while established specimens, would not have been part of the original or early garden. The front fence consists of a section of hedge and a tall picket fence.

Integrity

51–53 Wattle Road, Hawthorn, is somewhat intact with some changes visible to original or early fabric. The building retains most of its original built form, roof form, rendered brick walls and window and door openings and joinery. Original details include its canted bay windows on the south (front) façade and eastern elevation, which originally addressed a substantial ornamental garden that extended east of the house. The integrity of the place is enhanced by its deep set back off Wattle Road and its remaining garden setting.

The substantial garden and grounds of 'Harlech' have been reduced from their original extent. While the addition of the apartment block in the southeast corner of the allotment and Federation-era detailing to the house somewhat diminish the integrity of the place, the house remains legible as a substantial Victorian villa originally set within generous grounds.

Comparative Analysis

51–53 Wattle Road, Hawthorn is one of the earliest houses to survive in Wattle Road. The original house on the site was built sometime around 1863, and the façade updated sometime in the 1920s.

Several houses in the Heritage Overlay represent the early development of Hawthorn between 1850 and 1870. These are generally substantial residences built for notable pioneering families who chose to build in Hawthorn at a time when it grew from a small village into a prestigious garden suburb. Examples include 'The Hawthorns', 5 Creswick Street, Hawthorn c.1845–52 (VHR H457, HO39); 'Invergowrie', 21 Coppin Grove, Hawthorn 1851 (VHR H195, HO36); 'Auburn House' c.1851 and extended in 1856 and 1863 (HO164); 'Carrigal', 18–20 Mason Street, Hawthorn 1861 (HO96); and 'Hirschell' c.1868, altered in the 1920s (HO469). These places are directly comparable to the subject site as they are all substantial mansion houses built originally on large estates.

While the original Victorian-era house at 51–53 Wattle Road, Hawthorn and its setting have been altered, the simple but elegant overlay of the then fashionable Federation style and a generous front garden setting remain substantially intact. 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, and many had their grounds subdivided. A large proportion were later demolished or have been returned to their original form.

51–53 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 a new verandah comprising a flat roof supported by rendered masonry columns and stylised capitals. Like 26 Lisson Grove, the modifications to the front of 51–53 Wattle Road illustrate the shift in the popular taste of the time, away from the Victorian decorative approach, to simpler, more austere forms.



Figure 8 'Struan', 26 Lisson Gove, Hawthorn (HO426), built in 1886–87 and altered in 1937 by architect Edward Billson. (Source: GML Heritage 2022)

26 Lisson Grove, Hawthorn is of historical and architectural significance to the City of Boroondara. 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.

51–53 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 of a slightly later build date (1869, whereas 'Harlech' was built by 1863) and stylistically different from 51–53 Wattle Road, as a result of an earlier 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, and conversion of large residences into flats or for other uses.



Figure 9 '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 1878–89 and altered in the 1910s (HO466); and 16 Kooyongkoot Road, built in 1884–85 altered in the 1910s (HO456).

The following two places in the vicinity of 51–53 Wattle Road are said to incorporate early buildings that date from the early German occupation of the land, and are therefore comparable to 51–53 Wattle Road.



Figure 10 'Knottywood', 61 Wattle Road, Hawthorn (HO429), built in 1868 (possibly incorporating an earlier 1863 kitchen) (Source: VHD/Lovell Chen 2005)

'Knottywood', 61 Wattle Road, Hawthorn (1868), is of local historical and architectural significance. It is associated with an early phase in Hawthorn's history, specifically with the establishment of a German settlement around Weinberg Road (prior to the transition to garden suburb during the 1870s) and the subsequent development of this settlement. Developed in a series of phases and possibly incorporating an early kitchen wing to the rear (1863), 'Knottywood' is one of a small surviving group of Hawthorn properties whose form and generous setting demonstrate the early development of the area for small-scale farming pursuits.

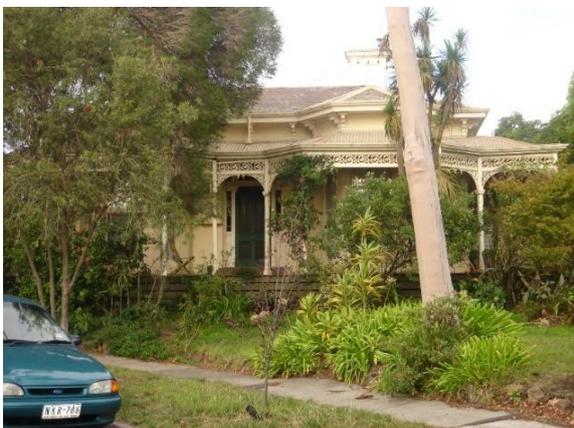


Figure 11 4 Ardene Court, Hawthorn (HO431), built in 1864 (additions 1881) (Source: VHD/Lovell Chen 2006)

The property at 4 Ardene Court, Hawthorn, is of historical and architectural significance at a local level. It is of historical significance due to its association with the German farming community of the mid-nineteenth century in this area of Hawthorn. The dwelling, which is an evolved structure with the principal components dating from the 1860s to the 1880s, demonstrates aspects of the transformation of the property from its early association through to its location in a more established garden suburb by the late nineteenth century.

While these places are comparable historically to the subject site for their connection to the early German settlement along Wattle Road, by being built on land originally owned by some of the early German families who lived and farmed along Wattle Road, they differ architecturally, as they are evolved dwellings and they appear from the public domain to be much later developments.

Overall, 51–53 Wattle Road compares well with other houses in the Heritage Overlay that were built in the 1860s and later upgraded to reflect changing tastes in architecture in the early twentieth century, and that demonstrates the early subdivision and development of Hawthorn.



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).

51–53 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 'Harlech' was built, in c.1863 for James Brock and his family, was originally owned by Christian Finger, one of the original German immigrants who settled and farmed the land along Wattle Road. 51–53 Wattle Road, including the surviving evidence of the c.1863 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)

51–53 Wattle Road, Hawthorn is also of historical significance for the evidence it provides of a pattern of undertaking substantial alterations and additions to early houses at the beginning of the twentieth century to reflect fashionable tastes. 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. (Criterion A)

51-53 Wattle Road, Hawthorn, is also of historical significance for its association with Robert Elias Wallen (1831–1893) who resided at Harlech from 1872 to 1893, extending the house and land holding between 1887 and 1893. During this time Wallen played a significant role in Boroondara's civic history being a member of the Hawthorn Borough (later Municipal) Council between 1877 and 1883, serving as mayor in 1878 and 1879. (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).

N/A

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?

51–53 Wattle Road, Hawthorn, built c.1863 and altered c.1920s, is significant.

Elements that contribute to the significance of the place include:

- asymmetrical built form with slate roof and hipped roof form
- rendered brick walls
- arched central entrance
- projecting canted bay windows
- canted bay window on eastern elevation
- four panelled timber front doors
- double hung sash windows
- front garden setback.

The Federation-style detailing including timber shingles and timber roof brackets above the bay windows is also significant.

How is it significant?

51–53 Wattle Road, Hawthorn, is of local historical significance to the City of Boroondara.

Why is it significant?

51–53 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 'Harlech' was built in c.1863 for James Brock and his family was originally owned by Christian Finger, one of the original German immigrants who settled and farmed the land along Wattle Road. 51–53 Wattle Road, including the surviving evidence of the c.1863 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)

51–53 Wattle Road, Hawthorn is also of historical significance for the evidence it provides of a pattern of undertaking substantial alterations and additions to early houses at the beginning of the twentieth century to reflect fashionable tastes. 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. (Criterion A)

51-53 Wattle Road, Hawthorn, is also of historical significance for its association with Robert Elias Wallen (1831–1893) who resided at Harlech from 1872 to 1893, extending the house and land holding between 1887 and 1893. During this time Wallen played a significant role in Boroondara's civic history



being a member of the Hawthorn Borough (later Municipal) Council between 1877 and 1883, serving as mayor in 1878 and 1879. (Criterion A)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

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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