

82–84 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 82–84 Wattle Road, Hawthorn 3122

Name: Carola (84) & Olinda (82)	Survey Date: December 2021
Place Type: Residential	Architect: unknown
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: 1879



Figure 1 82–84 Wattle Road, Hawthorn. 84 Wattle Road is on the left, and 82 Wattle Road is on the right.
(Source: GML 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).

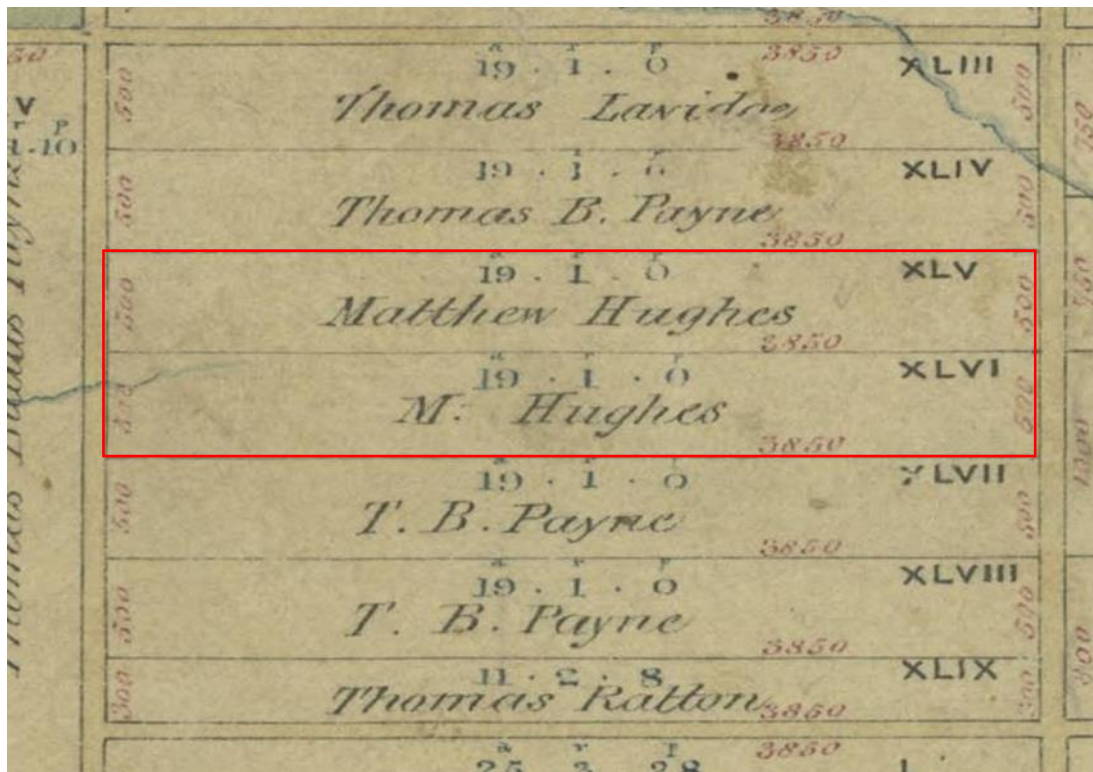


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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.

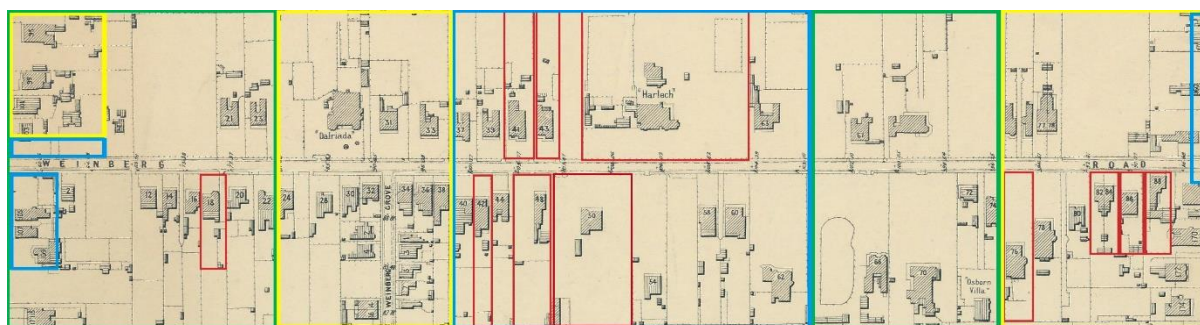


Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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

82–84 Wattle Road, Hawthorn is on the south side of Wattle Road, between Glenferrie Road and Ardene Court. The terrace pair was built in 1879 for jeweller Joseph Stokes.

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 Edward Kobelke, who then sold a third to Christian Finger and a third to Johann Fankhauser. (McWilliam 1997:30).

Further subdivision of these early allotments saw Henry Hearne, gentleman, acquire a lot originally owned by Johann Fankhauser in June 1878 (CT V1033 F500) (Figure 4). The allotment stretched between Weinberg Road (later Wattle Road) and a portion of Glenferrie Road to the east and was subdivided again over the next 5 years. Jeweller Joseph Stokes acquired one of the six new allotments in December 1878 (CT V1033 F500; Figure 5), and had the pair of terraces built in 1879. The terraces may have been designed by Fitzroy-based architect James Wood, following a call for a tender in April 1879 for two houses in Weinberg Road (*Argus*, 2 April 1879:3). Joseph Stokes resided in 84 Weinberg Road by January 1880 and rented 82 to another jeweller, George Sharp (McWilliam 1997:59).



Figure 4 Allotment (in red) purchased by Henry Hearne in 1878. The 60-foot parcel purchased in the same year by Joseph Stokes is outlined in blue. (Source: CT V1033 F500 with GML overlay)

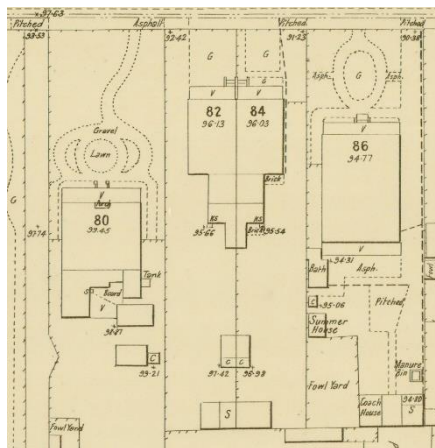


Figure 5 Detail from Melbourne & Metropolitan Board of Works detail plan No.1484, City of Hawthorn, 1902, showing 82 and 84 Weinberg Road as separate residences. Two smaller structures sit behind the main dwellings, marked 'c' (closet) and 'S' (stable). (Source: State Library Victoria)

Joseph Stokes sold the property the year after its construction in 1888, and the combined property changed hands several times between 1888 and 1950 (CT V1389 F633, CT V1389 F633, CT V1389 F633).

By 1898 each half of the terrace had been named, with 82 Weinberg Road recorded as 'Carola' and 84 Weinberg Road as 'Olinda' (RB).

Longer-term tenants at number 82 included 'Seedsman' Robert Purves (1901 – c.1910), Frank Lilley (c.1915 to mid-1920s) and J. Grimmond (c.1940 to c.1950). Number 84 was used briefly as a ladies' school in the late nineteenth century (McWilliam 1997:59).

In 1950 sisters Queenie Irene McCrorey and Gwendoline Rebecca Dorman McCrorey purchased the terrace pair and split the title in November 1951 (CT V1389 F633, Figure 6).

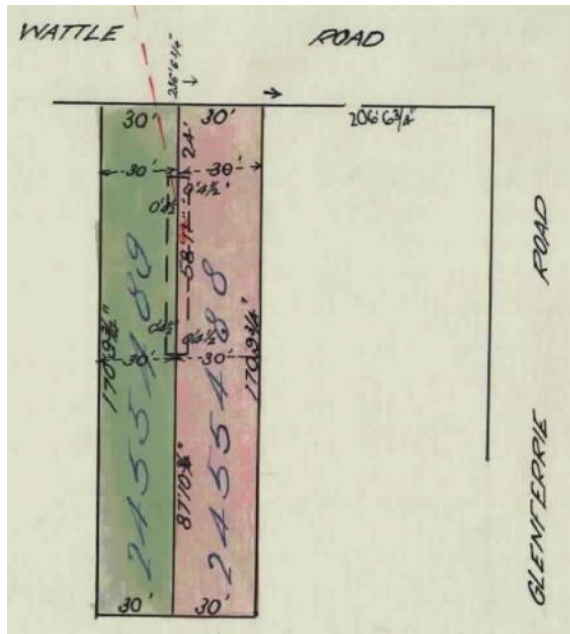


Figure 6 Certificate of Title showing the 60-foot allotment divided into two 30-foot allotments in 1951. (Source: CT V1389 F633)

82 Wattle Road

New owner Queenie McCrorey lived in 82 Wattle Road until her death in 1976, when her sister Gwendoline inherited the subject site (CT V7806 F030). Gwendoline rented out no. 82 until she sold it in 1985. Since 1985 the house has been sold three times.

A carport was added to the property in 1964 (since demolished). Alterations and additions were made in 1979 and again in 1993, both times to the rear of the property. An in-ground pool was built in 1985.

84 Wattle Road

Gwendoline McCrorey rented out 84 Wattle Road after purchasing it in 1950 (S&McD 1950–1974). After inheriting no. 82 from her sister in 1976 she appears to have rented out both houses until selling them in 1985–86. After 1986 the house changed hands several times in quick succession.

A carport was added to the property in 1961 (since demolished). Alteration and additions were made in 1986 and again in 1988, both times to the rear of the property.



Figure 7 The subject site in 1945, outlined in blue.
(Source: LANDATA with GML overlay)



Figure 8 The subject site in 2022. Note the single-storey extensions to the rear of both properties, which are not original. (Source: Nearmap)

Description

82–84 Wattle Road, Hawthorn, is a double-storey brick Victorian Italianate terrace pair located on the southern side of Wattle Road, between Ardene Court and Glenferrie Road, the terrace pair are well set back from the street. The front garden boundaries (front and shared) are defined by a mid-height scallop-topped timber picket fence with cast iron capitals to the fence posts.

Constructed of bichromatic brick work, the terrace pair are symmetrically arranged, presenting as a single house under a continuous slate hipped roof with brick eaves brackets. The pair are distinguished by their double-storey verandah which runs across both houses and is broken mid-way by a brick party wall embellished with applied console scrolls and a protruding boss mould. Slender timber verandah posts support fine cast iron work which includes a separate frieze, corner brackets and balustrade.

Key features of the building and landscape include:

- garden setting with set back off the street;
- symmetrical built form designed to appear as a single house;
- bichromatic brick walls;
- slate hipped roof with shallow boxed eaves and brick eaves brackets;
- bichromatic brick chimneys;
- original pattern of fenestration and timber joinery;

- tripartite timber sash windows and timber double-hung sash windows;
- double storey verandah with cast iron frieze and balustrade.

Alterations and additions include:

- rear extensions (both dwellings);
- Inground swimming pool (82 Wattle Street).

Integrity

82–84 Wattle Road, Hawthorn is a highly intact terrace pair with very few changes visible to original or early fabric. The building retains its original built form, original roof form, bichromatic brick walls and window and door openings and joinery. Original details include the tripartite and double-hung timber sash windows and the verandah with cast iron frieze and balustrade.

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.

The typology of two-storey semi-detached residences (terrace pair) is unusual in Hawthorn and Boroondara more broadly, where the detached house was the more typical form. Only two examples of individually significant two-storey semi-detached residences could be identified in Hawthorn:



Figure 9 106 and 108 Riversdale Road, Hawthorn (HO474) built in 1887. (Source: VHD Lovell / Chen 2006)

'Glendale' and 'Cleverdon 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 10 238–244 Bakers Road, Hawthorn (HO437), 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 unusually generally consistent across all four.

Further afield, in neighbouring Kew, there are three individually significant examples of terrace housing on the Heritage Overlay.



Figure 11 14–16 Princess Street, Kew (HO522), built in 1889–90. (Source: GML Heritage 2022)

14–16 Princess Street, Kew, is of local historical and architectural significance as an externally generally well-preserved and prominent pair of terrace houses dating from the late Boom period. As stuccoed two-storey terrace houses, they are also relatively unusual in the Boroondara context. Distinguishing architectural details include the prominent parapet dominated by two central mouldings with semicircular clamshells; the mirrored treatment of the elevations; the use of bracketed scroll consoles, moulded string courses, and vermiculated panels and rosettes; verandah friezes; piers and wing walls; and a palisade fence on a bluestone plinth.



Figure 12 33–35 Princess Street, Kew (HO334) built in 1892. (Source: VHD / Lovell Chen 2006)

33–35 Princess Street, Kew, are of local historical and architectural significance. The houses form a fine, imposing and reasonably intact example of a two-storey Victorian Italianate terrace pair, a relatively uncommon building typology for Kew.



Figure 13 25–27 and 29–31 Gellibrand Street, Kew (HO529), built in 1889. (Source: VHD / Lovell Chen 2005)

25–27 and 29–31 Gellibrand Street, Kew, are of local historical and architectural significance. They form a fine, imposing and reasonably intact example of a two-storey Victorian terrace row, a relatively uncommon building typology for Kew. The association of the building with Melbourne architect John Beswicke is of interest, although not of particular note in this context.

Discussion

In comparison to the above examples, 82–84 Wattle Road compares well as a highly intact representative example of an Italianate terrace pair built in the 1870s or 1880s. As with the other examples, the double-storey pair of houses exhibits key features associated with that building type, including the hipped slate roof, brick eaves brackets, double-storey cast iron verandah, tripartite timber sash windows and face brick chimneys.

What distinguishes them and adds interest to what is otherwise a relatively conventional Italianate design is that the pair of houses has been designed to appear as a substantial single residence. This is directly comparable to 106 and 108 Riversdale Road, Hawthorn (HO474). 82–84 Wattle Road is also distinguished by the setting, with a more substantial front garden setback and side and rear setbacks than is typical of the type and of the other examples in the Heritage Overlay. This reinforces the illusion that they are a single residence and allows them to sit comfortably within a streetscape of villas set in private gardens. The pair also appears to be one of the earliest surviving examples of their type in the locality.

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).

82–84 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. Henry Hearne, gentleman, acquired several lots from Johann Fankhauser in 1877, and in 1878 sold the subject site to jeweller Joseph Stokes, who built the Victorian-era terrace pair in 1879. The pair of houses illustrates the



gradual subdivision and transfer of land from 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).

82–84 Wattle Road, Hawthorn is of representative significance as a highly intact Italianate pair of two storey houses built in 1879. The typology of the residences (two substantial semi-detached residences set in a garden and designed to appear as a large, detached residence) is unusual in Boroondara. The pair retains important and defining characteristics of typical Victorian Italianate forms and detailing. These include the hipped slate roof, brick eaves brackets, bichromatic brickwork, cast iron verandah, tripartite sash windows and face brick chimneys. (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?

82–84 Wattle Road, Hawthorn, built 1879, is significant.

Elements that contribute to the significance of the place include:

- garden setting;
- symmetrical built form designed to appear as a single house;
- bichrome brick walls;
- slate hipped roof with shallow boxed eaves and brick eaves brackets;
- bichrome brick chimneys;
- original pattern of fenestration and timber joinery;
- tripartite timber sash windows and timber double-hung sash windows;
- double-storey verandah with cast iron frieze and balustrade.

How is it significant?

82–84 Wattle Road, Hawthorn, is of local historical and representative significance to the City of Boroondara.

Why is it significant?

82–84 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. Henry Hearne, gentleman, acquired several lots from Johann Fankhauser in 1877, and in 1878 sold the subject site to jeweller Joseph Stokes, who built the Victorian-era terrace pair in 1879. The pair of houses illustrates the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

82–84 Wattle Road, Hawthorn is of representative significance as a highly intact Italianate pair of two-storey houses built in 1879. The typology of the residences (two substantial semi-detached residences set in a garden and designed to appear as a large, detached residence) is unusual in Boroondara. The pair retains important and defining characteristics of typical Victorian Italianate forms and detailing. These include the slate hipped roof, brick eaves brackets, bichromatic brickwork, cast iron verandah, tripartite sash windows and face brick chimneys. (Criterion D)

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



References

Apperly, R., Irving, R. & Reynolds, P. 1989, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*. Sydney: Angus & Robertson.

Argus, as cited.

Built Heritage Pty Ltd 2012. 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

City of Hawthorn. Building Permits (BP), as cited.

City of Hawthorn. Ratebooks (RB), 1855–1963 (accessed via Ancestry.com).

Colles, CGA 1910. *A History of Hawthorn: A Book of References, Jubilee Year 1910*. Hawthorn: M. Dew.

Context 2012. 'Hawthorn Heritage Precincts Study Volume 1', prepared for the City of Boroondara.

Context 2012. 'Hawthorn Heritage Precincts Study Volume 2', prepared for the City of Boroondara.

Poole, Marilyn 2018. 'German Speaking Immigrants: The Finger and Fankhauser families,' <https://dt-hs.blogspot.com/2021/06/german-speaking-immigrants-finger-and.html> (provided by Doncaster Templestowe Historical Society)

Context 2019. 'City of Boroondara Municipal-wide Gap Study: Volume 3 Hawthorn (revised)'. Prepared for the City of Boroondara.

Gould, Meredith 1992. 'Hawthorn Heritage Study', prepared for Hawthorn City Council.

Gould, Meredith 1993. 'Hawthorn Heritage Study Volume 1A Main Report', prepared for the City of Hawthorn.

LANDATA. Certificates of Title, as cited.

McWilliam, Gwen 1978. *Hawthorn Peppercorns*. Melbourne: Brian Atkins.

McWilliam, Gwen 1997. *Wattle Road Hawthorn: From German Paddock via Weinberg Road*. Hawthorn: The author.

McWilliam, Gwen 2004. *Hawthorn Street Index: A Brief History of the Streets of Hawthorn, Victoria*. Hawthorn: Hawthorn Historical Society.

Melbourne and Metropolitan Board of Works (MMBW). Detail Plan No. 1484, City of Hawthorn 1902 (State Library Victoria).

Meyer, Charles 1990. *A History of Germans in Australia 1939–1945*. Caulfield East: Monash University.

National Archives of Australia. 'Colonial Office: Land and Emigration Commission,' <https://discovery.nationalarchives.gov.uk/details/r/C4577>

Nearmap, as noted.



Peel, Victoria 1993. *A History of Hawthorn*. Melbourne: Melbourne University Press in Association with the City of Hawthorn.

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

Royal Historical Society of Victoria, 'William Westgarth', <https://www.historyvictoria.org.au/collections-lounge/william-westgarth/>

Sands & McDougall (S&McD) Directories, 1950–1974.

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