

2 and 2a Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 2 and 2a Wattle Road, Hawthorn

Name: --	Survey Date: 2021
Place Type: Residential	Architect: unknown
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: c.1928–29



Figure 1 2 and 2a Wattle Road, Hawthorn. (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).

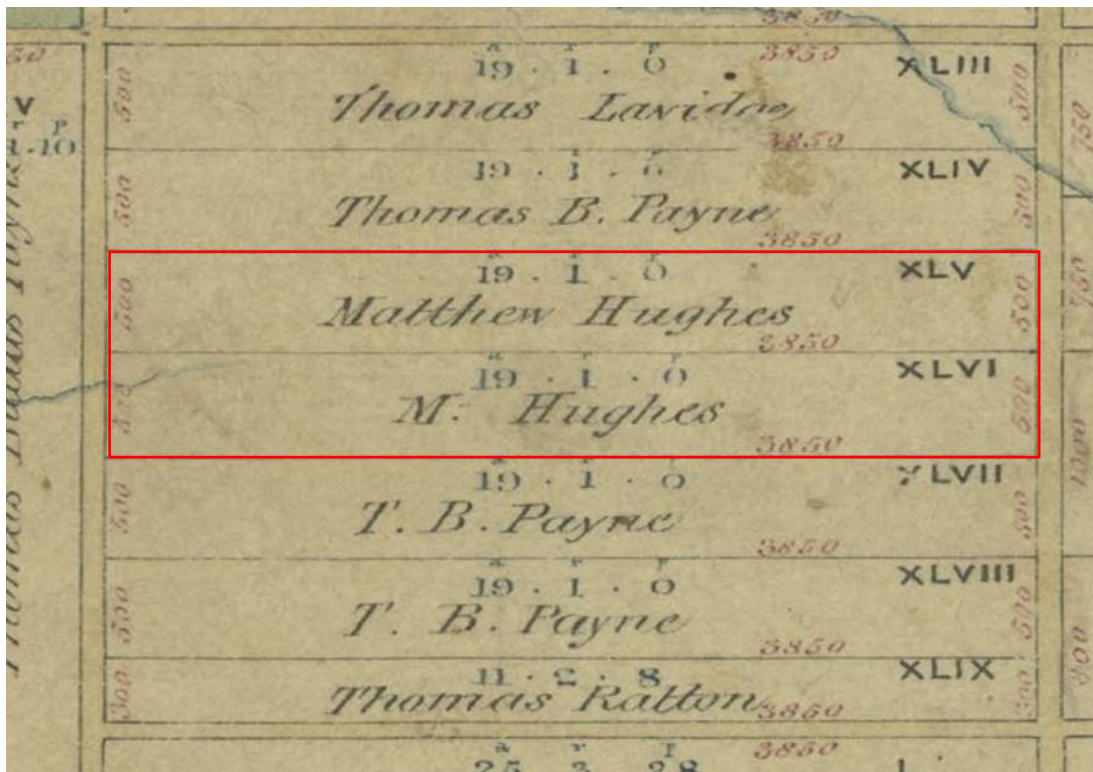


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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).

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 as the land was on a gentle slope, and close to the Yarra River, which provided a ready water supply.

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).

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.

Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906.

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 2 and 2a Wattle Road, Hawthorn, is on the south side of Wattle Road, between Power Street and Wattle Grove. The pair of dwellings were built c.1928–1929 for owner Edwin Allen.

The land occupied by Wattle Road and adjacent streets was surveyed as Crown allotments 45 and 46 in the Parish of Boroondara and was first offered for sale in 1843. In 1851, the area of Wattle Road was acquired by five immigrant families from Silesia in Prussia. CA 45 and 46 were purchased by Edward Kobelke, who then subsequently sold one-third of the land to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30). Kobelke sold part of his subdivision to Theodore Schober who was also a German immigrant. Schober owned land in the Hawthorn area as early as 1857 (McWilliam 1997).

Schober had built a house in Weinberg Road by 1870, when it first appears in the Hawthorn rate books. The 1902 MMBW detail plan shows a house at 2 Weinberg Road, square in plan with a front verandah, surrounded by grass/lawn (MMBW Detail plan 1483).

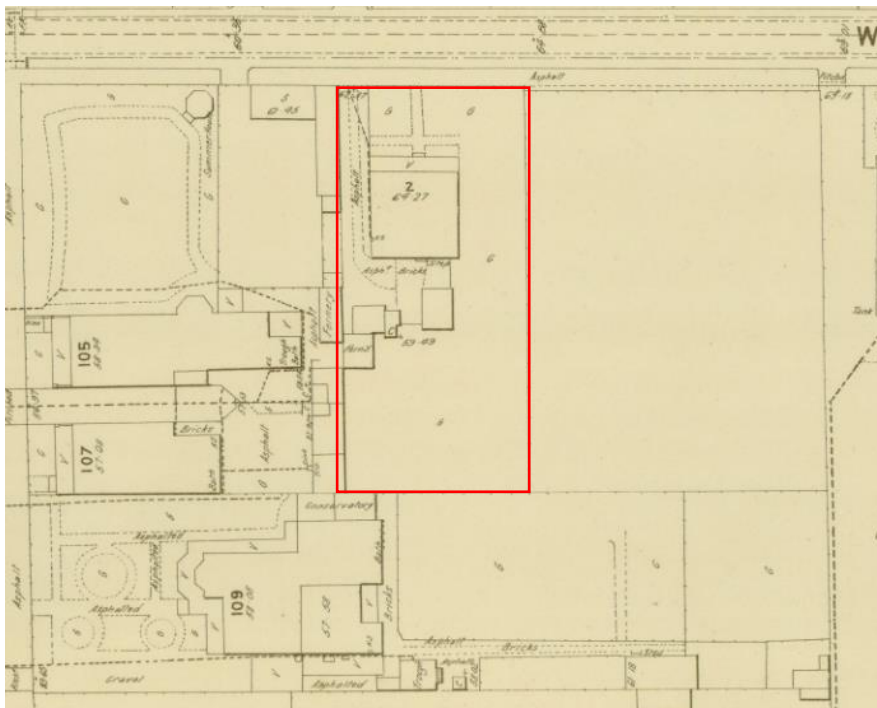


Figure 3 Part of 1902 MMBW detail plan 1483 showing the earlier Schober family house at 2 Weinberg Road (Source: State Library Victoria with GML overlay)

In November 1927 proprietorship of the property went to Edwin Allen, but Allen died on 26 November 1926. Probate was granted to Agnes Allen on the 30 November 1927, and proprietorship of the property passed to her on the same day (CT:V5282 F354). Two residences at 2 and 2a Wattle Road



are first listed in the 1929 Sands & McDougall directory with Agnes Allen living at 2a. By 1930, both houses were rented out, with Agnes Allen remaining the owner of the pair of houses until her death in 1959. The property remains in the ownership of the same family. (CT:V5282 F354)

Building permit cards held by Council reveal that no alteration or additions have been made to the property other than the construction of a red brick fence in 1983 (BP18624).

Description

2 and 2a Wattle Road, Hawthorn, is a pair of single-storey brick houses designed to appear as a single dwelling. Built in 1928–1929 for Agnes Allen, widow, the houses are located on the south side of Wattle Road between Power Street to the west and Wattle Grove to the east.

Built to appear as a single residence the pair of houses display characteristics of the California Bungalow Style. Constructed of brick with a terracotta tiled roof, the houses feature a red brick base to wainscot height with unpainted rough cast render above.

Set under a low-pitched transverse gable, a dominant street facing gable projects forward and incorporates two recessed entry porches. The primary porch is accessed via a round arched opening while the second porch along the eastern side of the building features a tapered pylon. This tapered profile is replicated adjacent to the round arched opening, bookending the projecting gable and anchoring it to the ground. Two red brick chimneys with a clinker brick capping detail penetrate the north facing roof plane.

Fine craftsman detailing is employed across the façade. This includes the use of feature clinker bricks to create stylised quoining to the corners of the building as well as around the arch. A soldier course of clinker bricks is also used to demarcate the division between the red brick base and rough cast render. The gable end of the street facing gable is shingled in alternating wide and narrow shingles, as is the area above the pylon to the side porch. Windows are typically timber framed boxed units set on the outer skin of the brick work. Supported on small brick brackets and featuring narrow slanted timber window hoods, the upper panes of the double hung sash windows feature diamond patterned leaded glass. Further subtle details across the façade, such as tapered and half round gable ends, timber brackets under the shingles of the gable end and a centrally placed feature brick motif in the rough cast render of the projecting gable all emphasise the craftsman like detail of the construction.

Set behind a low red brick fence which was added in 1983 the front garden has a simple layout, with twin concrete strip drives down the east and western boundaries and a serpentine concrete path connecting the eastern drive to the round arched entry porch.

Aerial imagery shows a centrally placed hip roof projecting south from the main transverse gable. This appears original.

Key features of the building and landscape include:

- Asymmetric built form that appears as a single house
- walls of red brick with unpainted rough cast render above
- clinker brick details
- Terracotta tiled transverse gabled roof with dominant street facing gable and hipped roof to the rear



- timber double-hung sash windows set on the outer skin of the brickwork and featuring diamond patterned leadlight to the upper panes
- Craftsman detailing including tapered pylons, shingled gable ends and section above eastern porch, tapered and half round gable ends, timber brackets under the shingles of the gable end and a centrally placed feature brick motif in the rough cast render of the projecting gable
- twin concrete strip drives down the east and western boundaries and serpentine concrete path.

Integrity

2 and 2a Wattle Road is highly intact, with very few changes visible to the original or early fabric. The building retains its original built form, roof form, materials, window and door openings and joinery and fine architectural detailing. The integrity of the place is enhanced by the original (unpainted) roughcast render walls which is becoming increasingly rare.

Overall the place has very high integrity.

Comparative Analysis

The depression of the 1890s marked the transition from mansions and villas to modest and economic homes. This was partly due to the housing shortages incurred by the 1890s depression and WW1 and the emergence of the middle class.

Duplexes gained popularity in the 1920s and 1930s as a cheaper option yet an alternative to apartment living which was also gaining popularity at the time. Duplexes occur throughout the various suburbs of Boroondara with moderate frequency, most of them from the interwar period. As a building type, the duplex allowed a developer to build two residences on a single block of land, often maintaining the appearance of a single dwelling. It also provided independent accommodation for two owners or tenants, in a building that appeared substantial and elegant. In Boroondara, duplexes were built in a range of styles, including the interwar California bungalow, Mediterranean, Spanish Mission and Old English revival styles.

The Bungalow style became popular during the early interwar period. Originating in North America around the turn of the twentieth century, the California Bungalow style was introduced to Australia during the years immediately prior to World War I and was greatly popularised in the 1920s.

Bungalows represented a middle class, modest home, which became 'the cheap option for suburban housing on a massive scale.' (Butler, *The Californian Bungalow in Australia*, page 2).

The Californian Bungalow sat midway in pretention between a cottage and villa (to use popular nineteenth-century terminology) and provided a quintessential pre-war and interwar dwelling suited to Australia's relatively large allotments and garden city ethos as a domestic repose in an industrial world. Typical features of the Californian Bungalow style were its low-slung building form, substantial exterior transitional spaces sheltered under expansive verandahs with roofs supported on exaggerated piers or less typically as large, recessed porches enveloped by the main roof, generally relating to a single dominant building form (often transverse in orientation).

The State Savings Bank of Victoria and various building companies such as Dunlop & Hunt provided homebuyers with planning and construction services, as well as financing options. They played a key role in financing new homes with attractive borrowing arrangements. Figure 4 shows an example of a

duplex bungalow offered by Dunlop & Hunt which is almost identical to 2 and 2a Wattle Road with the appearance of one dwelling with a concealed second entrance.



A PAIR having the appearance of one large residence, with large gabled roof.

Figure 4 An example of a pair of residences designed to appear as a single Bungalow, this example from a Dunlop & Hunt catalogue. Dunlop & Hunt provided homebuyers with planning and construction services, as well as financing options. (Source: Dunlop & Hunt Home Builders Limited 1916:19)

There are few examples of interwar duplexes which appear as an individual residence currently in the Heritage Overlay in Boroondara.

Only two interwar duplexes have been identified as individually significant within the City of Boroondara, neither of which are in Hawthorn. These are:



Figure 5 35–37 Rowland Street, Kew (HO823) built c.1922–23. (Source: VHD/Trethowan Architecture 2017)

35–37 Rowland Street, Kew is of local rarity and aesthetic significance to the City of Boroondara. It is important as a rare example of speculative housing development in Kew in the 1920s. It demonstrates an unusual duplex type of dwelling not often found in Kew. 35–37 Rowland Street is a largely intact example of a single-storey brick duplex dwelling in the Californian Bungalow style.



Figure 6 27–29 George Street, Camberwell (HO718) built in 1936–37 (Source: VHD/Trethowan Architecture 2017)

27–29 George Street, Camberwell is of local historical and aesthetic significance to the City of Boroondara. 27–29 George Street is historically important as it successfully demonstrates the unusual duplex type of dwelling that was purposely designed to respond to the local (former City of Camberwell) by-laws and overcome the antagonism towards multi-dwelling built forms by masquerading as a single dwelling. 27–29 George Street is an intact example of a single storey brick duplex dwelling of the Georgian Revival style incorporating Free Classical elements.

As the duplex pair at 2 and 2a Wattle Road were built to appear as a single residence, it is appropriate to compare the pair to single dwellings built in the interwar California Bungalow style. The following places are individually significant within the City of Boroondara



Figure 7 'Adair House' 40 Havelock Road, Hawthorn East (HO856) built in 1917–18 (Source: Trethowan Architecture 2017)

'Adair House' is of local architectural, aesthetic and associative significance to the City of Boroondara.

'Adair House' is a largely intact early example of the type of housing that began to appear in the suburbs following the First World War. The Californian Bungalow type would dominate domestic architecture through the 1920s, with its tapered stone piers supporting the gabled porch roof, and use of shingles, roughcast walls, and low-pitched roof of intersecting and nested gables.



Figure 8 46 Clyde Street, East Kew (HO283) built in 1929. (Source: VHD/Lovell Chen 2005)

46 Clyde Street, East Kew, is of local historical and architectural significance as a representative and relatively intact example of the fully developed bungalow form. It fuses Californian aspects, the reflection of Japanese timber construction and its transformation of Arts and Crafts fabric into thin, screen-like surfaces and lines, and the Pasadena bungalow's 'dissolved facade' and emphatic horizontality



Figure 9 44 Studley Park Road, Kew (HO344) built in 1925 (Source: VHD Lovell Chen 2005)

44 Studley Park Road, Kew, is of historical and architectural significance to the City of Boroondara. It is a fine and relatively externally intact example of an interwar bungalow which incorporates an interesting range of stylistic features, including roughcast rendered walls, arched entrance, eyelid dormer, leadlight glazing and chain detail to the bay window.



Figure 10 'Mallow', 33 Deepdene Road, Balwyn (HO382) built in 1923. (Source: VHD/Lovell Chen 2005)

'Mallow' is of local historical and architectural significance to the City of Boroondara. It is a fine, representative and externally intact bungalow of the early 1920s, which retains its unpainted stucco finish and generous garden setting. Stylistically, 'Mallow' fuses several major 1920s modes, particularly the bungalow in a general single-storied, rather than 'Californian' sense, and elements of the boxed-eave colonial revival.

Discussion

2 and 2a Wattle Road compares well with other comparable examples in the Heritage Overlay, namely 35–37 Rowland Street, Kew (HO823) and 27–29 George Street, Camberwell (HO718), as a highly intact example of an interwar duplex built in a prevailing popular architectural style. Stylistically it is most comparable with 35 Rowland Street, Kew with both houses demonstrating key stylistic elements of the California Bungalow Style. It differs stylistically from 27–29 George Street, Camberwell which has been designed to incorporate free Classical elements of the Georgian Revival style. All three examples have been designed to appear as a single house. This was a strategy employed to circumvent local antagonism at the time to the integration of higher density of living into established areas with larger houses. The duplex at 35 Rowland Street Kew has had its front fence replaced with a timber fence and the house has been painted a different colour, meaning 35 and 37 no longer read as a single house in the streetscape.

2 and 2a Wattle Road is highly intact and is a finely detailed example of a Californian Bungalow. In this way the place is directly comparable to other individually significant California Bungalows in the Heritage Overlay. In form, it is most comparable to 40 Havelock Road, Hawthorn East (HO856) with a transverse gable intersected by a prominent street facing gable. Other similarities include the use of



tapered pylons to support the porch (although at Havelock they are of stone, shingled gable ends and diamond leadlights. The subject place has a much higher level of integrity than 40 Havelock Street, with its roughcast render remaining unpainted. This compares to 46 Clyde Street, East Kew (HO283), 44 Studley Park Road, Kew (HO344) and 33 Deepdene Road, Balwyn (HO382). Elements of the California Bungalow style in common between 46 Clyde Street, East Kew (HO283) and 44 Studley Park Road, Kew (HO344) and the subject place include low slung gable roofs with shingled gable ends and exposed rafters, walls of unpainted rough cast render, deep porches, box framed widows with leadlight to the upper sashes. In comparison 33 Deepdene Road, Balwyn (HO382) fuses several major 1920s modes including a hipped roof with boxed eave that gives the house a more colonial revival feel than a California Bungalow. particularly the bungalow in a general single-storied, rather than 'Californian' sense, and elements of the boxed-eave colonial revival.

Overall, 2 and 2a Wattle Road compares well to the above individually significant places as a highly intact and finely detailed California Bungalow. What sets it apart is its high level of intactness and integrity. Remaining in the same family for 90+ years the place has had no visible external alterations or additions (other than the replacement of the front fence) since it was built. This includes retention of the original (unpainted) surface of the roughcast render which is becoming rare within the municipality. Designed to present as a single house, they illustrate social pressures at the time, when higher density was occurring, for the area to maintain its freestanding single residence profile.

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).

2 and 2a Wattle Road, Hawthorn, is of local historical significance for the evidence it provides of an important pattern in interwar suburban development in Boroondara which saw the intensification in housing density. While duplexes were becoming an increasingly acceptable housing option in this period, detached single dwellings were more typical. For this reason duplexes were often built to present as a single residence in order to maintain the appearance of a single dwelling.

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).



2 and 2a Wattle Road, Hawthorn is of aesthetic significance as a highly intact and finely detailed example of a single-storey California Bungalow duplex pair. Typified by low-pitch gable roofs, roughcast walls over a brick plinth, and deep porches, the style drew on Arts and Crafts influences. 2 and 2a Wattle Road exhibits these typical style markers but is distinguished by the inclusion of some fine details. Incorporating two entry porches into its street facing gable, so as to create the illusion of a single residence, the asymmetrical façade is balanced by the use of tapered pylons that bookend the gable and anchor the building. Of particular note is its fine use of feature clinker bricks to create stylised quoining to the corners of the building as well as around the entry arch, a soldier course of clinker bricks to demarcate the division between the red brick base and rough cast render and a feature brick motif in the rough cast render of the projecting gable. All of these finer details are enhanced by the roughcast render walls which retain their original (unpainted) finish.

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?

2 and 2a Wattle Road, Hawthorn, built c.1926–29, is significant. Elements that contribute to the significance of the place include:

- Asymmetric built form that reads as a single house
- walls of red brick with unpainted rough cast render above
- clinker brick details
- Terracotta tiled transverse gabled roof with dominant street facing gable and hipped roof to the rear
- Two extant red brick chimneys with clinker brick capping detail
- timber double-hung sash windows and diamond patterned leadlight to the upper panes
- Craftsman detailing including tapered pylons, shingled gable ends and section above eastern porch, tapered and half round gable ends, timber brackets under the shingles of the gable end and a centrally placed feature brick motif in the rough cast render of the projecting gable.

How is it significant?

2 and 2a Wattle Road, Hawthorn is of historic and aesthetic significance to the City of Boroondara.

Why is it significant?

2 and 2a Wattle Road, Hawthorn, is of historical significance for the evidence it provides of an important pattern in interwar suburban development in Boroondara which saw the intensification in housing density. While duplexes were becoming an increasingly acceptable housing option in this period, detached single dwellings were more typical. For this reason duplexes were often built to present as a single residence in order to maintain the appearance of a single dwelling. (Criterion A)

2 and 2a Wattle Road, Hawthorn is of aesthetic significance as a highly intact and finely detailed example of a single-storey California Bungalow duplex pair. Typified by low-pitch gable roofs, roughcast walls over a brick plinth, and deep porches, the style drew on Arts and Crafts influences. 2 and 2a Wattle Road exhibits these typical style markers but is distinguished by the inclusion of some fine details. Incorporating two entry porches into its street facing gable, so as to create the illusion of a single residence, the asymmetrical façade is balanced by the use of tapered pylons that bookend the gable and anchor the building. Of particular note is its fine use of feature clinker bricks to create stylised quoining to the corners of the building as well as around the entry arch, a soldier course of clinker bricks to demarcate the division between the red brick base and rough cast render and a feature brick motif in the rough cast render of the projecting gable. All of these finer details are enhanced by the roughcast render walls which retain their original (unpainted) finish. (Criterion E)

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:

GML Heritage, 2022



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.

Butler Graeme 1992, *The Californian Bungalow in Australia*. Melbourne: Lothian Books.

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

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

Colles, CGA 1910. *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.

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

Dunlop & Hunt Home Builders Limited 1916. *Modern Homes*. Dunlop & Hunt.

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.

Herald, as cited.

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 & 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.

Nearmap, as noted.



Sands & McDougall Directories, 1929.