

3 Presentation of officer reports

3.1 9 Seattle Street Balwyn North, 76 Wattle Road Hawthorn - Heritage Overlay

Executive Summary

Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of the heritage assessments prepared by heritage consultants GML Heritage for 9 Seattle Street, Balwyn North and 76 Wattle Road, Hawthorn and to seek a resolution to request authorisation to prepare an amendment for permanent heritage protection and interim heritage protection (9 Seattle Street, Balwyn only).

Background

9 Seattle Street, Balwyn North and 76 Wattle Road, Hawthorn are both subject to live planning permit applications that imply demolition of the buildings with identified heritage significance. Without an interim or permanent Heritage Overlay the existing buildings cannot be retained in the event that a planning permit is issued.

9 Seattle Street, Balwyn North is subject to Planning Permit PP22/001 for the construction of two (2) dwellings on the lot. The owners of 9 Seattle Street, Balwyn North were notified of the building being of potential heritage significance and subject to a future detailed heritage assessment on 10 August 2021 as part of the Balwyn Heritage Study Peer Review Stage 3 process.

The property at 76 Wattle Road, Hawthorn was originally nominated for heritage protection as part of a community nomination of Wattle Road. The owners of 76 Wattle Road, Hawthorn were informed that the property was being investigated for heritage significance on 7 April 2022. The planning permit application proposes development of ten dwellings on the site and implies the demolition of the existing dwelling.

On 27 May 2022, an application for report and consent to demolish 76 Wattle Road, Hawthorn was lodged under Section 29A of the *Building Act 1993*. In response, officers have suspended the application for demolition and applied to the Minister for Planning for an interim Heritage Overlay for the property, in accordance with Council's adopted Section 29A process.

Key Issues

Based on heritage advice it is considered that 9 Seattle Road, Balwyn North is of local historical and aesthetic significance and is recommended for inclusion in the Heritage Overlay as an individually significant property. The house provides evidence of Boroondara as an area of leading architect-designed public and private buildings from the 1850s into the post-war period and is a fine and notably intact example of the Brutalist aesthetic as applied to residential architecture during the 1970s. The draft heritage citation is provided in **Attachment 1**.

76 Wattle Road, Hawthorn is also considered of local historical and representative significance and has been recommended to be included in the Heritage Overlay as an individually significant place based on heritage advice. The draft heritage citation is provided at **Attachment 2**.

Preliminary consultation on the draft heritage citation has not yet been undertaken, due to the time constraints with current planning permit for full demolition. DELWP will not progress or support the introduction of interim Heritage Overlays without a decision to commence the amendment process. Without approval of an interim Heritage Overlay, Council cannot formally consider heritage matters in the assessment and determination of the two planning permit applications. Council should not refuse the two applications on heritage grounds, if the sites are not subject to the Heritage Overlay.

A decision to commence the amendment process is required to increase the chances of protecting the buildings from demolition. A timely decision by the Minister on the interim Heritage Overlay before the planning permit applications need to be determined is important but not assured. Preliminary consultation would delay this decision by several months and significantly reduce the likelihood of successfully obtaining interim heritage protection and saving the buildings from demolition and is therefore not recommended. Property owners will have the opportunity to provide feedback on the proposed Heritage Overlay as part of the planning scheme amendment process.

It is therefore recommended that the UPDC resolve to adopt the two heritage citations and apply to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to introduce Heritage Overlays over 9 Seattle Street, Balwyn and 76 Wattle Road, Hawthorn on a permanent basis. It is also recommended that the UPDC resolve to write to the Minister for Planning requesting introduction of an interim Heritage Overlay over 9 Seattle Street, Balwyn.

Officers' recommendation

That the Urban Planning Delegated Committee:

1. Adopt the heritage citations prepared by GML Heritage for 9 Seattle Street, Balwyn North and 76 Wattle Road, Hawthorn contained in **Attachment 1** and **Attachment 2**.
2. Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 8A(4) of the *Planning and Environment Act 1987* to include properties in the Heritage Overlay in accordance with the heritage citations prepared by GML Heritage.
3. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.

4. Write to the Minister for Planning to request that he prepare, adopt, and approve an amendment to the Boroondara Planning Scheme under Section 20(4) of the *Planning and Environment Act 1987* to apply an interim Heritage Overlay to 9 Seattle Street, Balwyn North.
5. Authorise the Director Urban Living to undertake administrative changes to the amendment that do not change the intent of the amendment, or any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

The purpose of this report is to:

- Advise the Urban Planning Delegated Committee (UPDC) of the heritage assessments and recommendations for 9 Seattle Street, Balwyn North and 76 Wattle Road, Hawthorn.
- Seek a resolution from the UPDC to request authorisation from the Minister for Planning to prepare and exhibit a planning scheme amendment to implement the Heritage Overlay in accordance with the heritage citations prepared by GML Heritage.
- Seek a resolution from the UPDC to apply to the Minister for Planning for an interim Heritage Overlay for 9 Seattle Street, Balwyn North.

2. Policy implications and relevance to community plan and council plan

Boroondara Community Plan 2021-2031

The Boroondara Community Plan 2021-31 sets out the 10-year vision for Boroondara's future based on values, aspirations, and priorities important to the community.

The heritage assessments implement Strategic Objective 4 of the Plan: *Protect the heritage and respect the character of Boroondara, while facilitating appropriate, well-designed development.*

Specifically, the amendment implements the following strategy:

- **Strategy 4.1** - Boroondara's heritage places are protected through ongoing implementation of heritage protection controls in the Boroondara Planning Scheme.

Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The heritage study is consistent with the following purpose of the Heritage Action Plan 2016:

- Identify opportunities to improve the protection, management, and promotion of the City's heritage assets (including public and private buildings, parks, gardens, public spaces, objects and other features).

Boroondara Planning Scheme

The identification and protection of the subject sites through the Heritage Overlay is consistent with the Planning Policy Framework (PPF), including the following Clauses:

- Clause 02.03-4 - Built environment and heritage of the Municipal Planning Strategy which includes the strategic direction to 'protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape'.
- Clause 15.03-1S - Heritage conservation which seeks to 'ensure the conservation of places of heritage significance; and to 'identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme'.
- Clause 15.03-1L - Heritage in Boroondara which seeks to 'preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'.

The PPF seeks to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of *Plan Melbourne* which seeks to ensure that '*Melbourne is a distinctive and liveable city with quality design and amenity*'.

Direction 4.4 recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places.

Specifically, Policy 4.4.1 '*Recognise the value of heritage when managing growth and change*' acknowledges the need for '*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change*'.

The heritage citations are consistent with these *Plan Melbourne* directions and initiatives.

Planning and Environment Act 1987

The recommendation is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

This means that Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

3. Background

9 Seattle Street, Balwyn North

Balwyn Peer Review Stage 3 - Post-war places

On 17 August 2020, the Urban Planning Special Committee resolved to monitor 18 individually significant post-World War 2 properties identified in the Draft Balwyn Heritage Study (2015) for any Section 29A demolition applications until further investigations could be completed to confirm their heritage significance.

Council officers engaged Context (now GML Heritage) in February 2021 to undertake the Peer Review Stage 3, which comprised a review of 16 post-World War 2 properties (two of the original 18 had since been demolished). 9 Seattle Street was one of the properties identified.

Property owners were notified in August 2021 (prior to the commencement of the fieldwork) their property had been identified and would be investigated for its heritage significance and suitability for inclusion in the Heritage Overlay. The letter outlined the assessment process and the potential implications including explaining Council's Section 29A demolition application process should an owner try to demolish their house.

Planning permit application

On 4 January 2022 planning permit application PP22/0001 was lodged for the construction of two (2) dwellings on a lot implying the full demolition of the house now identified as individually significant. A request for further information letter was sent to the applicant on 31 January 2022, informing the applicant of potential heritage issues. However, it is noted heritage matters cannot be formally considered until the site is included in a Heritage Overlay and the control for a planning permit is triggered (refer to discussion below).

76 Wattle Road, Hawthorn

Community nomination

In March 2021, a request was received from residents that Council investigate the heritage significance of Wattle Road, Hawthorn.

Officers engaged GML Heritage to carry out the investigation. While the Stage 1 investigation did not find justification for a heritage precinct that covered the entire street, it did identify some individual properties that warranted further investigation as individually significant places. 76 Wattle Road, Hawthorn is one of these places.

Planning permit application

On 3 March 2022, a planning permit application was lodged with Council for the development of 76 Wattle Road, Hawthorn. The permit application includes the development of 10 dwellings and would necessitate demolition of the existing dwelling.

A planning permit is not required for the proposed demolition at this time. Heritage matters cannot be considered as part of the assessment and

determination of the property until the site is included in a Heritage Overlay (interim or permanent).

Section 29A demolition application and interim Heritage Overlay request

In addition, on 27 May 2022 an application for report and consent to demolish was lodged under Section 29A of the *Building Act 1993*. In response, the application for demolition has been suspended and an application made to the Minister for Planning for an interim Heritage Overlay for the property, in accordance with Council's adopted Section 29A process.

4. Outline of key issues/options

9 Seattle Road, Balwyn North

Heritage assessment

Constructed in 1975 the former Batrouney House, at 9 Seattle Road, Balwyn North is considered historically (Criterion A) and architecturally (Criterion E) significant based on heritage advice received.

9 Seattle Street, Balwyn North, is of local historical significance for the evidence it provides of Boroondara as an area for leading architect-designed public and private buildings from the 1850s into the post-war period (Criterion A).

Architecturally, the house is a representative example of post-war Brutalist architecture. Compared to other architectural styles already protected through the Heritage Overlay, Brutalist architecture from this period is underrepresented across the municipality.

A copy of the heritage citation is provided in **Attachment 1**.

Timeline of Events

Date	Event
17 September 2017	Council resolves to carry out the Balwyn Peer Review Process as part of Context's ongoing heritage services following an unsuccessful procurement process.
17 August 2020	Urban Planning Special Committee resolves to monitor 18 individually significant post-World War 2 properties identified for any Section 29A demolition applications
February 2021	Council engages Context to carry out the Balwyn Peer Review Process Stage 2 comprising 16 postwar properties including 9 Seattle Street, Balwyn North
10 August 2021	Council notifies affected property owners and occupiers of the commencement of the Stage 3 Peer Review process and that their place is identified for heritage investigation.
4 January 2022	Planning permit application lodged.
31 January 2022	Request for further information for PP22/0001 sent to applicant advising of potential heritage significance of the property.
24 May 2022	Planning permit application is referred to Strategic Planning Team for comment.

Request for interim Heritage Overlay

Given a planning permit application has been lodged implying demolition of the house, it is considered necessary to request introduction of an interim Heritage Overlay from the Minister for Planning.

It is therefore recommended to request application of an interim Heritage Overlay over 9 Seattle Street, Balwyn from the Minister for Planning. If approved by the Minister, the interim Heritage Overlay will introduce a planning permit trigger for demolition of the building.

76 Wattle Road, Hawthorn

Heritage assessment

76 Wattle Road, Hawthorn has been identified as holding historical and representative significance and has been recommended to be included in the Heritage Overlay as an individually significant place.

A copy of the prepared heritage citation can be viewed in **Attachment 2**.

Officers wrote to the owners of 76 Wattle Road, Hawthorn on 7 April 2022 to inform them that the property was being investigated for heritage significance.

As noted above, an application has also been lodged with the Minister for Planning to place an interim Heritage Overlay over the property. This application was made in response to an application for report and consent to

demolish the property under Section 29A of the *Building Act 1993*. The Minister has yet to make a decision on this application.

Timeline of events

Date	Event
March 2021	Request from residents for a heritage investigation of Wattle Road lodged with Council.
3 March 2022	Planning Permit application lodged with Council.
7 April 2022	Letter sent to owners of 76 Wattle Road, Hawthorn informing them that the property was being investigated for heritage significance.
27 May 2022	Application for report and consent to demolish under Section 29A of the <i>Building Act 1993</i> lodged with Council.
6 June 2022	Heritage citation and recommendation received from GML Heritage.
20 June 2022	Application for interim Heritage Overlay submitted to DELWP. Application for report and consent to demolish suspended.

Preliminary consultation

Council's usual process involves 1-month preliminary consultation prior to the UPDC deciding whether to commence the formal planning scheme amendment process by seeking authorisation from the Minister for Planning.

However, on this occasion it is recommended to proceed to an amendment without undertaking preliminary consultation to increase the chances of successfully protecting the buildings from demolition.

The need for urgency in this instance is due to two live planning permit applications being under consideration that imply demolition of the houses.

DELWP officers have advised that requests for interim Heritage Overlays will generally only be processed and supported where Council has also resolved to commence the planning scheme amendment process. Undertaking preliminary consultation will delay that decision by several months in which time the planning permit applications need to be progressed without Council having the ability to consider heritage matters. The risk is that without being able to consider heritage matters, the applications may meet the requirements of the Boroondara Planning Scheme and Council having no basis for refusing the applications. If Council were to issue a planning permit implying demolition, DELWP is unlikely to support the introduction of an interim Heritage Overlay and demolition of the buildings could not be prevented.

It is therefore considered appropriate to progress consideration of these two properties and their inclusion in the Heritage Overlay as a matter of urgency without undertaking preliminary consultation.

Affected property owners will be able to provide feedback on the proposed Heritage Overlay and have their views considered by Council, its heritage expert and an independent planning panel through the planning scheme amendment process (see detailed in Section 5 below).

5. Consultation/communication

As noted above, owners and occupiers of the affected properties have been informed in writing of the investigation of their properties for heritage significance.

As discussed above, preliminary consultation has not been undertaken on the heritage citations.

Owners and occupiers of the subject properties have been invited to attend this meeting of the UPDC.

If the UPDC resolves to proceed with a planning scheme amendment to implement the recommendations of the draft heritage citations, affected property owners and occupiers will be invited to make submissions as part of the formal amendment exhibition process and present their views at a future UPDC meeting. This will include formal notification to all owners and occupiers of affected land, as required by Section 19 of the *Planning and Environment Act 1987*. Any submitters will also be able to participate in an independent panel process, if required.

Owners and occupiers of the subject properties have been invited to attend this meeting of the UPDC.

6. Financial and resource implications

Costs associated with the preparation and implementation of the Study will be funded through the MWHGS Priority Project Budget for the 2022/2023 financial year.

7. Governance issues

The officers responsible for this report have no general or material interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

8. Social and environmental issues

The inclusion of the two individually significant properties in the Heritage Overlay would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

Manager: David Cowan, Manager Strategic and Statutory Planning

Report officers: Nick Brennan, Senior Strategic Planner
Rachel Brien, Strategic Planner



Batrouney House (former)

Prepared by: GML Heritage

Address: 9 Seattle Street, Balwyn North

Name: Batrouney House (former)

Survey Date: 1 October 2021

Place Type: Residential building

Architect: Morris & Pirrotta [Edgard Pirrotta]

Grading: Individually significant

Builder: Barry Davidson Constructions

Extent of Overlay: To title boundaries

Construction Date: 1975



Figure 1 9 Seattle Street, Balwyn North. (Source: GML 2021)



Figure 2 9 Seattle Street, Balwyn North. (Source: GML 2021)



Historical Context

This place is associated with the following historic theme taken from the *City of Boroondara Thematic Environmental History* (2012):

9.3.2 Designing fine buildings

Balwyn North is a residential suburb situated 10 kilometres east of central Melbourne. To its south is Balwyn, which is separated from Balwyn North by Belmore Road. It is bounded on the north by the Eastern Freeway.

Throughout the middle decades of the twentieth century there was rapid suburban growth around the fringes of metropolitan Melbourne. Increased access to the motor car, growing prosperity in the postwar period, and the desire for the suburban lifestyle resulted in the push for new housing and services in the suburbs of Melbourne.

Despite various subdivisions in the late 1800s and in the early twentieth century, the vast majority of the housing stock in Balwyn North was not built until the postwar period.

1940s and postwar development

There had been a scattering of new housing development in the area north of Belmore Road from the late 1930s, but this area was developed significantly from the early 1940s as the new suburb of Balwyn North. Occupied with orchards and small farms, this was the one of the last remaining expanses of undeveloped land relatively close to the city. Balwyn North became the suburb of choice for many young married couples building new homes in the 1940s and 1950s (some of which included returned servicemen and women). The suburb developed as quintessentially middle-class, with a high proportion of brick homes and a notable absence of industrial activity. The ridge that ran along Doncaster Road benefited house blocks in the adjoining streets by providing sought-after views to the distant ranges and encouraging the building of often grandiose double-storey homes. Public transport was provided with the extension from the electric tram from East Kew to Balwyn North in 1938, along High Street and Doncaster Road. A large shopping centre, known as 'North Balwyn Village', developed along Doncaster Road.

In the 1950s, the potential for large-scale residential development in Balwyn North was recognised by a private company, A.V. Jennings Pty Ltd, which proposed the Trentwood Estate on a large tract of land off Doncaster Road (Built Heritage 2015:12). From 1947, Balwyn and Balwyn North were acknowledged not only as epicentres for the Small Homes Service but also for modern architect-designed homes in general. Several notable architects, including Robin Boyd, designed Modernist homes in Balwyn in the 1950s and 1960s, particularly in the streets east of Balwyn Road, including the elevated area around Beckett Park.

This new residential expansion in Balwyn North, which included the Greythorn area in the 1950s, in turn brought commercial development. Several local retail strips appeared in the north of the study area, including on Bulleen Road at Dorado Avenue, on Balwyn Road between Lucifer and Echo streets, and, most notably, the prominent strip on Doncaster Road, near the Trentwood Estate. In 1960, G.J. Coles opened a large store on the corner of Doncaster Road and Burke Road, which was Melbourne's first American-style self-service drive-in supermarket complex. New schools and churches also appeared during this period of development. Balwyn High School, located in Balwyn North, opened in 1954, followed by Greythorn High School in 1959. Several new churches were



constructed, extended or rebuilt to provide for burgeoning congregations (Built Heritage 2015:12). This included new Catholic churches at Deepdene, Balwyn and Balwyn North.

Since the 1990s, a significant influx of new immigrants into the area has seen the extensive replacement of interwar and 1940s homes with new residential development. The suburb of Balwyn North is today favoured by many new home-owners, for access to Balwyn High School – a co-educational government secondary school with nearly 2000 students.

History

The land at 9 Seattle Street, Balwyn North, originally formed part of Elgar's Crown Special Survey purchased and surveyed by Henry Elgar in 1841. Elgar's survey was subdivided into small farms and grazing runs and leased out for several years. When financial difficulties forced Elgar to sell his land, the majority was purchased by a shipowner named Brooks, while one-third of the survey remained in the possession of Mrs Dyce, the widow of one of Elgar's business partners.

George Frankhauser purchased 69 acres of Elgar's Special Survey in 1879. George died in 1897, leaving the land to his son George Frederick Frankhauser (known as Frederick).

Frederick Frankhauser died in 1918, leaving the property to his wife, Elizabeth, with the direction that on her death it be divided equally among their children.

In 1923, prior to Elizabeth's death, it was decided to subdivide the land upon certain reserve prices. The set prices proved to be too high and land sales were slow. Elise Stone, a married woman, purchased Lot 125 of the subdivision (the subject site) in December 1926. Mrs Stone owned the land for 30 years, selling it in 1957.

The property changed hands a further four times before it was purchased in 1973 by Trevor Batrouney, lecturer, and his wife Shamla.

The Batrouneys commissioned the architectural practice of Morris & Pirrotta to design their new home and a building permit was issued in February 1974 for the construction of a brick veneer house.

At the time of its construction Batrouney House attracted much attention. Designated as the Age-RAIA House of the Week in September 1975, the article drew attention to such unusual elements as the 'transparent roof of curved perspex', the 'sculptural relationship of floor levels and rooflines', the 'unusual grouping of rooms' and the 'frankly expressed downpipes and vents'. The article also drew attention to the houses striking colour scheme of red and white noting that 'Externally the house appears as a crisp red-and white form standing in dramatic contrast to the Balwyn streetscape.' (Age, 15 September 1975:15). Although softened over the years by the Batrouney's, this colour scheme remains intact. Batrouney House was also included in Norman Day's 1976 publication on modern residential architecture, titled *Modern Houses: Melbourne*. In the publication, Day admired:

the heavy, confident translation of a confirmed conceptualist. There are no beg-pardons, with the detailing strong and impressive. Virgin white walls scream as they are broken by twisting red glazing mullions, glossy red doors and the exposed galvanised downpipes and heating flues of the brutalist. The building talks a lot to any viewer. It is probably liked or disliked, but it will demand respect for its confidence. (Day 1976)



The Batrouneys lived in the house for almost 25 years. They sold it in 2000 to downsize to a smaller townhouse, again commissioning Edgard Pirrotta. Apart from a softening in the original crisp red and white colour scheme and the addition of a door to the garage, the house appears to be highly intact

Edgard Pirrotta, architect

Egyptian-born Italian architect Edgard Pirrotta (b.1944) commenced his architectural career in Australia in the office of G. Stuart Warmington (1922–2022), who was the leading Modernist architect in Melbourne's western suburbs in the 1950s and 1960s (Built Heritage Pty Ltd, 'G Stuart Warmington', *Dictionary of Unsung Architects*, www.builtheritage.com.au). At that time, Pirrotta was equally interested in architecture, art and sculpture, and, while in Warmington's employ, he designed notable pieces of artwork for two large projects: a dalle de verre window for the new Sunshine Municipal Offices and a glass mural for the nearby Nelson Brothers funeral parlour (both 1966-67). Pirrotta went on to complete his architectural studies at the University of Melbourne and, while in his final year in 1971, was commissioned to design a house in Brighton for the Fletcher family. Realised in raw concrete block, this was one of the first houses in Australia in the Brutalist style; it attracted considerable attention in the architectural and mainstream press, and won the RIAA Bronze Medal for 1972. Establishing a partnership with fellow graduate Michael Morris, the young Pirrotta was subsequently in great demand as an architect, and designed a number of houses around Melbourne in a similar vein.

By the late 1970s, Pirrotta had largely abandoned the pure Brutalist aesthetic. More recent examples of his work, including the townhouse development that he designed for Trevor Batrouney in Rogerson Court, Balwyn (2000), tend to be in a softer contemporary mode.

Edgard Pirrotta was one of a group of architects to introduce the Brutalist style into residential architecture in Melbourne, and Batrouney House in Balwyn North is one of several similar houses that he designed in this idiom in the early and mid-1970s. Pirrotta's high regard in architectural circles in Victoria is demonstrated by the accolades his work received and by his roles as an assessor for the RIAA (Victorian Chapter) Awards, in 1973 and 1974, and other architecture-related judging panels (Age, 4 April 1977:20).

Description

The house at 9 Seattle Street, Balwyn North, is a concrete block house that shows influences of the postwar Brutalist style. Set back from the street on a sloping site, the house has a J-shaped split-level plan that comprises a single-storey front wing (containing a living room, dining room and carport) and a double-storey rear wing (containing bedrooms, a family room, and service areas). The house has a stark external form with walls of bagged concrete blocks and an irregular roofline that incorporates sections that are variously flat, low-pitched or more steeply raked, all clad with metal tray deck roofing. The street façade is asymmetrical, with the flat-roofed double carport to the south side and the living room wing to the north. The latter has a steeply raked parapet wall to the outer edge and a curved corner at the other side, leading in to the centrally placed front door. The entrance is surmounted by a large fanlight, which also marks the termination of one of the most distinctive features of the house: a long glazed vault, made of curved timber beams with perspex infill, which extends all the way from the front door to the staircase in the rear wing. Chimney flues, rainwater



heads and downpipes are all exposed. The colour scheme has been softened, from its original white walls with bright red trim to grey walls with burgundy trim.

A wide concrete driveway leads down from the carport to the street. There is an adjoining flight of shallow concrete-paved steps from the front door. On the street, the property line is marked by a tall concrete-block retaining wall with curved corner walls at the driveway entry which match the curved corner wall of the house. The wall has a matching bagged and painted finish. The front garden is simply planted with evergreen trees and low shrubs. The specimen trees in the front garden conceal some of the street frontage of the house from view (namely the north end of the west façade, which has, or had, bays of north-facing full-height windows).

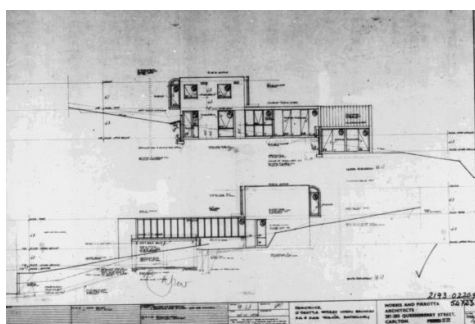


Figure 3 Original working drawing sheet. (Source: City of Boroondara)

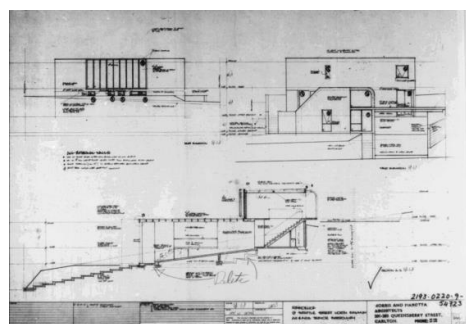


Figure 4 Original working drawing sheet. (Source: City of Boroondara)

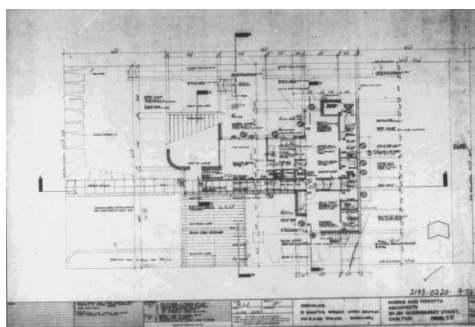


Figure 5 Original working drawing sheet. (Source: City of Boroondara)

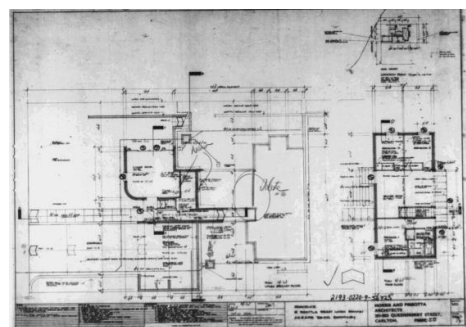


Figure 6 Original working drawing sheet. (Source: City of Boroondara)

Integrity

9 Seattle Street, Balwyn North, is highly intact: very few changes to the original or early fabric are visible. The building retains its original built form, roof form, bagged concrete blocks and window and door openings and joinery. Original details include its irregular roofline that incorporates sections that are variously flat, low-pitched or more steeply raked, all clad with metal tray deck roofing, a long glazed vault made of curved timber beams with perspex infill, which extends all the way from the front door to the staircase in the rear wing, flat-roofed double carport and chimney flues, rainwater heads and downpipes which are left exposed.



The integrity of the place is enhanced by the retention of the original external colour scheme of the house (albeit subtly softened by the original owners), the flight of shallow concrete-paved steps that lead from the street to the front door, and the bagged and painted concrete block retaining wall with curved corner walls at the driveway entry. The addition of a garage door to the open carport has minimal impact on the integrity of the place and could be easily removed. Overall the place is of very high integrity.

Comparative Analysis

Commissioned in 1975, 9 Seattle Street, Balwyn North, is somewhat atypical in the historical development of Balwyn North. The area's development is largely characterised by a significant boom of postwar residential settlement that began modestly in the late 1940s and early 1950s, then burgeoned at a phenomenal rate in the later 1950s and 1960s, but had abated considerably by the early 1970s. Although houses still continued to be erected in the area after that time, these tended not to follow any particular pattern beyond the fact that they were built wherever remaining vacant allotments were available. Although atypical, it is comparable to other postwar Modernist, architect-designed houses in Boroondara.

Modernist, architect-designed houses in Boroondara

Boroondara is identified as being a notable epicentre of fine architect-designed buildings, and eminent architects are well represented across all decades since the 1850s (Built Heritage 2015). In the postwar period, prominent Melbourne architects were commissioned in Boroondara and produced award-winning work for residential houses and public buildings. The mid-1970s saw a string of modern houses in Boroondara being awarded successive citations for the *Age*/RAIA House of the Week and *Age*/RAIA House of the Year. These include:

- Norman Day's own house in Hawthorn (1973)
- Batrouney House (subject place) in Balwyn by Edgard Pirrotta (1975)
- Trachsel House in Hawthorn by Max May (1976)
- Lagner House in Canterbury by Williams & Boag (1978)
- Kevin Makin's own house in Kew (1979).

9 Seattle Street, Balwyn North, is also included on this list and as such is recognised as contributing to this theme within the TEH (Built Heritage 2012: 228–233).

Other modernist houses were built in Balwyn North, Balwyn and elsewhere in Boroondara in the postwar period. Modernist postwar houses currently in the Heritage Overlay in Boroondara include:



Figure 7 300 Balwyn Road, Balwyn North (HO616), built in 1949. Robyn Boyd architect. (Source: Context 2014)

The Bunbury house represents a significantly early and intact example of Modernist architecture by prominent Australian architect, theorist, author and critic Robin Boyd. The Bunbury house displays clear associations in its design and detailing with the designs of Robin Boyd that were developed as part of the Small Homes Service, an initiative that sought to provide cost-effective, architecturally designed homes to a wider audience. The Bunbury House incorporates design elements that are recognisable and important in Boyd's design work, including the design of efficient floor plans, floor-to-ceiling glazing, projecting eaves, and suspended sun shading devices constructed from timber slats.



Figure 8 43 Kireep Road, Balwyn (HO177), built in 1952. Robin Boyd architect. (Source: *Docomomo Journal* 65, 2019)

Architecturally the design epitomises the approach to design held by Boyd and other Melbourne Modernists, through a minimalist external cuboid expression adorned only by 'structural decoration' as implied by the triangular bracing to windows. Like the nearby Stargazer house, it also took the form-follows-function dictum to a visual extreme, as seen in the design of the writer's study.



Figure 9 12-14 Tannock Street, Balwyn North (HO928), built in 1948-49, alts 1959 and 1971. Robin Boyd architect. (Source: Built Heritage 2020)

Architecturally, the house at 12-14 Tannock Street, Balwyn North, is significant as an early and notably intact example of the work of the eminent designer and writer Robin Boyd. It remains as one of relatively few surviving examples from this seminal phase of Boyd's career, prior to his celebrated partnership with Roy Grounds and Frederick Romberg. Along with the Gillison House in Kireep Road, Balwyn (1951), and the Dunstan House in Yandilla Road, Balwyn (1950), it is one of three outstanding early and substantially intact houses by Robin Boyd in the area. Considered collectively, these houses provide rare and valuable evidence of the innovation, boldness and fresh design approaches of a young architect on the cusp of an illustrious career.



Figure 10 'Robin Boyd House I', 664-666 Riversdale Road, Camberwell (VHR HO879, HO116), built in 1947. Robyn Boyd architect. (Source: National Trust of Australia (Victoria))

This house was considered by Boyd's contemporaries as the prototype Post-War Modern house. It took up new ideas about spatial flow, both inside and outside the building, revelling in the minimalism required by the war's materials conservation program and the challenges posed by the near-impossible site. It extended the leading architecture of its time and strongly influenced an emerging group of architects. The house is of architectural significance in that it demonstrates innovative design with regard to response to site, informality in planning, flowing spatial arrangements, use of materials and incorporation of built-in features. These are all aspects of domestic design which have now become common.

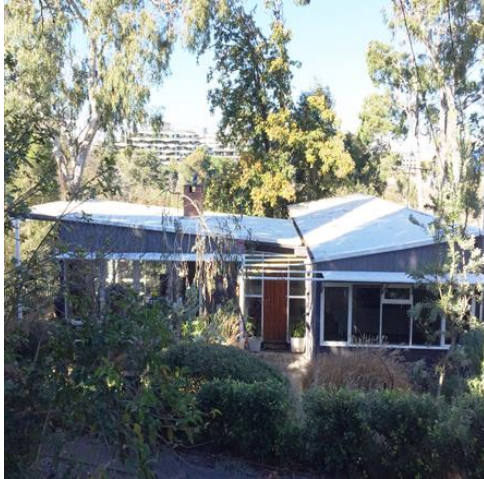


Figure 11 6 Reeves Court, Kew (HO822), built in 1955. Ernest Milston architect. (Source: Trethowan 2017)

6 Reeves Court is a lightweight, timber-framed house designed by architect Ernest Milston. The plan is formed of two rectangles reflective of the zones; the kitchen and living area are aligned with the street and run across the slope, while the bedrooms, bathroom and laundry are at right angles. Each wing has a separate skillion roof sloping to the other wing, creating an asymmetrical butterfly roof. A concrete driveway leads up from street level to a garage and studio, connected with the house by a pergola-covered path. A separate open pergola covers the entry. The building features extensive modular timber-framed glazing. Horizontal awnings provide shade to the north, echoed in the open timber framing over the windows to the south that allow light penetration.



Figure 12 18 Yarra Street, Kew (Significant within HO530), built in 1961. McGlashan & Everist architects. (Source: VHD)

The Guss residence at 18 Yarra Street, Kew, is a good example of the inventive, spare, and environment-responsive designs of McGlashan & Everist. Built in 1961, the Guss residence consists of three pavilion forms around a central courtyard staggered up the sloping site. Thin steel framing and light materials are used to reduce the bulk of the pavilions. Glazed walls float above the driveway and provide views down the site.



Figure 13 Dickie House, 6 Fairview Street, Hawthorn (HO784), built in c1961-64. (Source: Context in association with Trethowan 2017)

6 Fairview Street is representative of the postwar design ethos, sense of optimism and architectural modernisation pioneered by Robin Boyd and others. The high-quality design features honesty of structure and material, clean lines, deep eaves and an overall sense of innovation in design. The integration of the house with the landscape, seen in its 'floating' appearance over the banks of the Yarra, is characteristic of Modernist integration of architecture with natural context.



Figure 14 Cukierman residence, 29 Leura Grove, Hawthorn East (HO857), built in 1966. Hayden & Associates (attributed to Anthony Hayden). (Source: Context in association with Trethowan 2018)

The Cukierman residence is of local historical, architectural, aesthetic, technical and associative significance to the City of Boroondara. The residence derives its aesthetic appeal from its unusual and striking architectural composition with references to the International Style. Interest is created through the floating curved, massed form fronting the street and subtle but evocative detailing of materials. The horizontal articulation of the window sets with their green mosaic tiled spandrel panels is applied with effect. Slender circular columns support the raised form, creating an open undercroft. The use of textured cream brick is continued in the landscaping elements such as the low walls and planters.

Like 9 Seattle Street, the above examples are all representative of the concentration of fine, leading architect-designed houses in Boroondara. However, 9 Seattle Street differs for its later build date (1975). Most of the postwar Modernist houses that are currently in the Heritage Overlay in Boroondara are representative of the early Modernism that was seen in Melbourne during the 1950s. They generally exhibit starkly expressed rectilinear floor plans with flat- or low-pitched skillion roofs and large walls of uninterrupted glazing. After 1960, residential architecture in Melbourne became more inclusive as local architects departed from the pure Modernism that had defined the so-called Melbourne Regional School and began to embrace more diverse influences from Europe, the USA and Asia.



It also differs in terms of its architectural expression, which is in the Brutalist style.

Brutalism in Australia

From the mid-1950s, Australian architects would have been aware of the burgeoning Brutalist movement in Europe, North America and Japan via reports in overseas journals, and from their own travels. One of the first local acknowledgements of the movement dates from July 1961, when Neil Clerehan wrote about it in his weekly Small Homes Service column in the *Age* newspaper (*Age*, 10 July 1961:10). Robin Boyd subsequently referenced the trend in his 1963 booklet, *The New Architecture*, describing New Brutalism (as it was then known) as 'an open revolt against facile prettiness and all forms of decorative sham' (quoted in Heritage Council of Victoria 2016).

By the mid-1960s a more robust architecture became widely accepted around the world, inspired originally by Le Corbusier's Unité d'Habitation in Marseilles (1952) and Jaoul House at Neuilly (1954), which displayed a new attitude to materials and construction, being composed of sculptural off-form reinforced concrete. The term Brutalism is closely associated with Le Corbusier's *béton brut* ('concrete in the raw', that is in its natural state when the formwork is removed, often to show the timber graining) (Goad & Willis 2012: p110).

Although the Brutalism movement was originally European, the influence in Australia came more from built works in North America and Japan. Although Brutalism in architecture is most commonly associated with the use of off-form concrete and raw concrete block, the British architects who pioneered the aesthetic in the 1950s adopted a palette of materials that more typically comprised face brickwork (at that time, more readily available than concrete block), rough timber and slate (Heritage Council of Victoria 2016).

The Brutalist movement emerged in Victoria in the late 1960s, slightly later than in other states. By the 1970s, Brutalist influenced houses in Melbourne shared many features in common. Circulation elements became overtly expressed and functional systems articulated with structure and service elements such as stairs, ramps and even ducting left exposed. Materials included rough, board-marked concrete, concrete block and face bricks, often manipulated to create complex sculptural forms, 45 degree chamfered corner elements and bold cantilevers.

In Australia, the Brutalist tendency in residential architecture initially followed the British lead of using face bricks, although local architects often used concrete block (sometimes in combination with face brick) as well as timber, slate and, occasionally, raw concrete (Heritage Council of Victoria 2016).

The Brutalist style is not well represented in Balwyn North or the broader municipality. Apart from the house at 9 Seattle Street, only two other houses built in the Brutalist style have been identified in the immediate locality: one at 12 Lloyd Street, Balwyn (date and architect unknown), and another at 13 Hardwicke Street, Balwyn (built in 1986 to a design by architect Charles Duncan). The latter, built a decade later than Batrouney House in Balwyn North, only partially shows the influence of Brutalism, combining the leitmotif of raw concrete blockwork with other stylistic influences such as Post-Modernism and the Prairie School.

Houses in Boroondara showing Brutalist influence include:



Figure 15 Townhouses, 76 Molesworth Street, Kew (HO325), built in 1969. Graeme Gunn architect. (Source: VHD 2005)

The townhouses at 76 Molesworth Street, Kew, are of an accomplished and distinctive residential design in a broadly Brutalist manner, which is characterised by a boldness in materials and skilful modulation of light and shade. 76 Molesworth Street, Kew, is a relatively early and successful example of the use of concrete-block and heavy un-planned timber, a combination that would characterise many architect-designed homes in Melbourne over the next decade.



Figure 16 Lewis House 8 Glen Street, Hawthorn (not in the Heritage Overlay), built in 1968. Nigel Lewis architect. (Source: realestate.com.au)

8 Glen Street is a single-storey house constructed of concrete blocks with a flat steel deck roof. Designed by Nigel Lewis while he was still an undergraduate student, Lewis (by his own admission) was interested in the developing Brutalist aesthetic although he deliberately eschewed the fashionable angular geometry in favour of a more conventionally planar approach, inspired by pre-war Bauhaus modernism.

The Lewis House is not included in the Heritage Overlay.

9 Seattle Street is comparable to the Molesworth Street townhouses at 76 Molesworth Street, Kew, and the Lewis House at 8 Glen Street, Hawthorn. These houses all show the emerging influence of a Brutalist aesthetic during the 1960s and 1970s. This is evident in the use of exposed concrete blockwork, although its expression at Lewis House is tempered with other influences such as the planar simplicity of the Bauhaus movement (Heritage Victoria 2016). The townhouses at 76 Molesworth Street are not directly comparable for their multi-dwelling form, whereas 9 Seattle Street is a freestanding house.

Houses in Melbourne showing Brutalist influence

Because of the limited number of comparable Brutalist examples in Balwyn North, Balwyn and Boroondara, the scope of the comparative analysis is necessarily broader.



Figure 17 Fletcher House, 3 Roslyn Street, Brighton (recommended for Heritage Overlay), built in 1971. Edgard Pirrotta architect. (Source: VHD 2010)

The house at 3 Roslyn Street, Brighton, is a double-storey Brutalist concrete-block house, of jagged form with steep skillion roofs clad in metal tray deck. It was built in 1971 to the design of architect Edgard Pirrotta. The house is architecturally significant as an early example of a dwelling in the Brutalist style; Fletcher House represents perhaps its first local application to residential design. The house won the Bronze Medal in the Age/RAIA House of Year competition for 1972. The resulting flurry of publicity made Brutalism more palatable in residential design, prompting the erection of countless similar houses over the ensuing years. Fletcher House is considered as a prototypal and highly influential example of this style in residential design.



Figure 18 35 Kinane Street, Brighton, built in 1975. Edgard Pirrotta architect. Recommended for further assessment in City of Bayside Post-War Modern Residential Heritage Study 2022. (Source: Google Street View)

35 Kinane Street, Brighton, is a single-storey linear house constructed of unpainted concrete blocks with a steeply pitched skillion roof clad in timber shingles. Built in 1975 to a design by Edgard Pirrotta, the house displays characteristics of the Brutalist style with its bold use of concrete blocks and internal spaces formed by raked ceilings with exposed timber beams.



Figure 19 Molnar House, 6 Flavia Court, Mount Waverley, built in 1976 to a design by Edgard Pirrotta

6 Flavia Court, Mount Waverley, is a substantial three-level house constructed of concrete blocks (overpainted) and steel with a flat roof, 45 degree angle glass and walls, circular stairs and a complex floor plan that reduces the bulk of the building towards the boundaries so as to not overwhelm neighbours. Built in 1976 to a design by Edgard Pirrotta, the house displays characteristics of the Brutalist style with its bold use of concrete and steel. The house was



of Morris & Pirrotta. (Source: Google Street View, January 2019)

winner of the Age-RAIA House of the Week in November 1976 (*Age*, 1 November 1976:21).



Figure 20 Leonard French House, 22 Alfred Street, Beaumaris (HO405), built in 1973. (Source: VHD 2010)

The French House, at 22 Alfred Street, Beaumaris, is of outstanding aesthetic and historic significance. It was designed as a house and studio for the important twentieth-century artist Leonard French, best known for his stained glass ceiling in the Great Hall at the National Gallery of Victoria. The house, one of many postwar architect-designed buildings constructed in Beaumaris, is substantially intact and is a good example of contemporary residential design of the 1970s. The house is important as the winner of the RAIA Bronze Medal for 1973 House of the Year. (Source: VHD)



Figure 21 Smith House, 16 Surf Avenue, Beaumaris, built in 1976. John Baird architect. Recommended for further assessment City of Bayside Post-War Modern Residential Heritage Study 2022. (Source: Google Streetview)

16 Surf Avenue, Beaumaris, is a two-storey house constructed of concrete blocks on a concrete slab and a flat and pitched roof of steel deck supported by exposed timber beams. The roof shape developed from the plan, which combines both double- and single-storey construction to achieve a separation of sleeping areas on the upper level. The sloping roof also provides privacy to the living areas, which are overlooked by neighbouring second-floor windows. The house was winner of the Age-RAIA House of the Week in September 1976. (Source: VHD)



Figure 22 Mason House, 1 Chavasse Street, Brighton, built in 1971. Bernard Joyce architect. (Source: realestate.com.au)

1 Chavasse Street, Brighton, is a two-storey house on an H-shaped courtyard plan, with a jagged skillion roofline. Built of concrete blockwork (exposed inside and out), it was one of the first houses in Melbourne to confidently express the mature Brutalist idiom, and received an RAIA/Age citation for House of the Week. (Source: VHD) In more recent times, the house has been rendered externally, which has severely compromised its interpretation as an early Brutalist house.



Of the above examples, Fletcher House (1971), French House (1973) and Smith House (1976) are most comparable to Batrouney House (1975). Like Batrouney House, all three houses are award-winning local examples of the application of the Brutalist aesthetic to residential architecture in the 1970s. At this time, residential architecture in Melbourne began to confidently express the Brutalist aesthetic, beginning with Bernard Joyce's Mason House (1971) in Brighton (much altered), followed by Edgard Pirrotta's influential Fletcher House. The success of Fletcher House resulted in a number of other Pirrotta houses being commissioned including Molnar House, Mount Waverley (now rendered), and 35 Kinane Street, Brighton.

Batrouney House compares well to these houses as a fine, award-winning and notably intact example of the Brutalist aesthetic as applied to residential design. With its irregular plan, jagged roofline and use of glazed vaulting, the house has a stark external form featuring walls of bagged concrete blocks and a roofline that incorporates sections that are variously flat, low-pitched or more steeply raked. One of the most distinctive features of the house is its long glazed vault, made of curved timber beams with perspex infill, which extends all the way from the front door to the staircase in the rear wing. As is typical of other examples of the style, the house's chimney flues, rainwater heads and downpipes are all exposed.

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).

9 Seattle Street, Balwyn North, is of local historical significance for the evidence it provides of Boroondara as a locus for fine, leading architect-designed public and private buildings from the 1850s into the postwar period. Built in 1975 to a design by prominent Melbourne-based Italian architect Edgard Pirrotta of Morris & Pirrotta, 9 Seattle Street featured in architecture critic Norman Day's 1976 publication *Modern Houses: Melbourne*, among profiles of some 50 modern houses by a then-emerging generation of younger architects. As recipient of the September 1976 Age-RAIA House of the Week award, Batrouney House exemplifies the high concentration of modern houses of the mid-1970s in Boroondara that received architectural accolades or were awarded RAIA citations.

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 to an understanding of 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).



9 Seattle Street, Balwyn North, is of local aesthetic significance as a fine and notably intact example of the Brutalist aesthetic as applied to residential architecture during the 1970s. With its irregular plan, jagged roofline and use of glazed vaulting, the house has a stark external form featuring walls of bagged concrete blocks and a roofline that incorporates sections that are variously flat, low-pitched or more steeply raked. The house retains many distinctive features including its long glazed vault, made of curved timber beams with perspex infill, which extends all the way from the front door to the staircase in the rear wing. As is typical of other examples of the style, the house's chimney flues, rainwater heads and downpipes are all exposed. Being highly intact, and retaining its original front and side fences and entry steps, the house is a bold and eye-catching element in the streetscape.

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?

The former Batrouney House at 9 Seattle Street, Balwyn North, designed by architect Edgard Pirrotta in 1975, is significant.

Significant fabric includes:

- asymmetrical built form with a steeply raked parapet wall and curved corner to the principal façade
- walls of bagged concrete blocks
- original external colour scheme (albeit subtly softened by the original owners)
- irregular roofline that incorporates sections that are variously flat, low-pitched or more steeply raked, all clad with metal tray deck roofing
- a long glazed vault, made of curved timber beams with perspex infill, which extends all the way from the front door to the staircase in the rear wing
- flat-roofed double carport
- exposed chimney flues, rainwater heads and downpipes
- flight of shallow concrete-paved steps that lead from the street to the front door
- bagged and painted concrete-block retaining wall with curved corner walls at the driveway entry.

The garage door is a later addition and is not significant.

How is it significant?

The house is of historic and aesthetic significance to the City of Boroondara.

Why is it significant?

9 Seattle Street, Balwyn North, is of local historical significance for the evidence it provides of Boroondara as a locus for fine, leading architect-designed public and private buildings from the 1850s into the postwar period. Built in 1975 to a design by prominent Melbourne-based Italian architect Edgard Pirrotta of Morris & Pirrotta, 9 Seattle Street featured in architecture critic Norman Day's 1976 publication *Modern Houses: Melbourne*, among profiles of some 50 modern houses by a then-emerging generation of younger architects. As a recipient of the September 1976 Age-RAIA House of the Week award, Batrouney House exemplifies the high concentration of modern mid-1970s houses in Boroondara that received architectural accolades or were awarded RAIA citations. (Criterion A)

9 Seattle Street, Balwyn North, is of local aesthetic significance as a fine and notably intact example of the Brutalist aesthetic as applied to residential architecture during the 1970s. With its irregular plan, jagged roofline and use of glazed vaulting, the house has a stark external form featuring walls of bagged concrete blocks and a roofline that incorporates sections that are variously flat, low-pitched or more steeply raked. The house retains many distinctive features including its long glazed vault, made of curved timber beams with perspex infill, which extends all the way from the front door to the staircase in the rear wing. As is typical of other examples of the style, the house's chimney flues, rainwater heads and downpipes are all exposed. Being highly intact, and retaining its original front



and side fences and entry steps, the house is a bold and eye-catching element in the streetscape. (Criterion E)

Grading and Recommendations

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

External paint controls	
<i>Is a permit required to paint an already painted surface?</i>	Yes
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
Outbuildings and fences exemptions	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	Yes (front retaining walls and steps)
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:

Built Heritage Pty Ltd, Balwyn and Balwyn North Heritage Study, 2013



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76 Wattle Road, Hawthorn

Prepared by: GML

Address: 76 Wattle Road, Hawthorn

Name: Springerfort	Survey Date: April 2022
Place Type: House	Architect: unknown
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: 1882



Figure 1 Front façade of 76 Wattle Road from the street. (Source: Realestate.com)

Historical Context

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

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

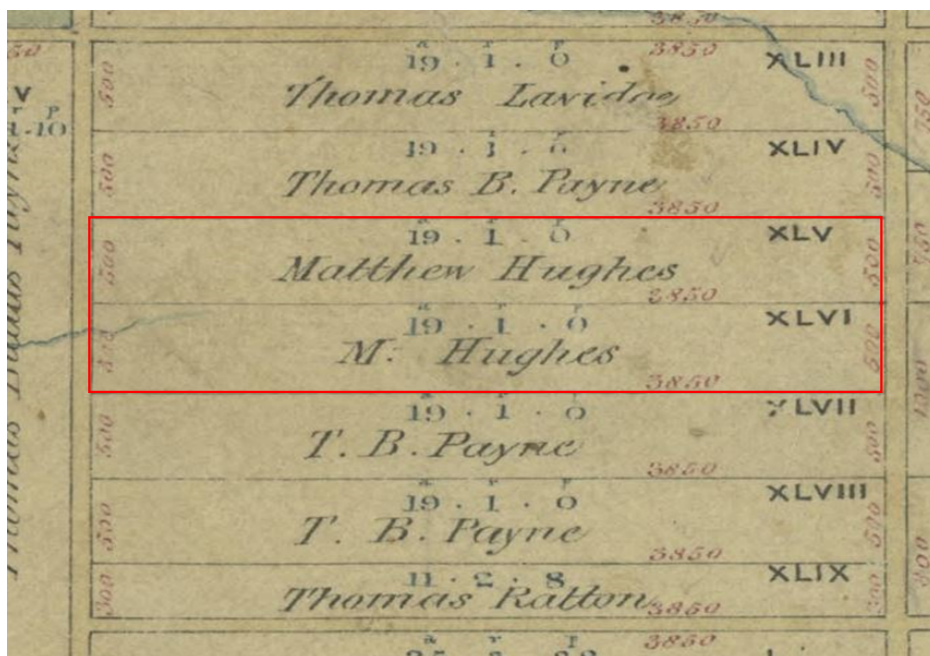


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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

Five German families (headed by Christian Finger, Gustave Kobelke, Gottlieb Aurisch, Johann Fankhauser and Karl Roemer) arrived in the Hawthorn area in 1850 (McWilliam 1978:7). A contemporary account claims that the German immigrants purchased 40 acres of land at £10 per acre (Argus, 29 November 1884:4). In 1851 Hughes sold allotments 45 and 46 to Edward Kobelke, who



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

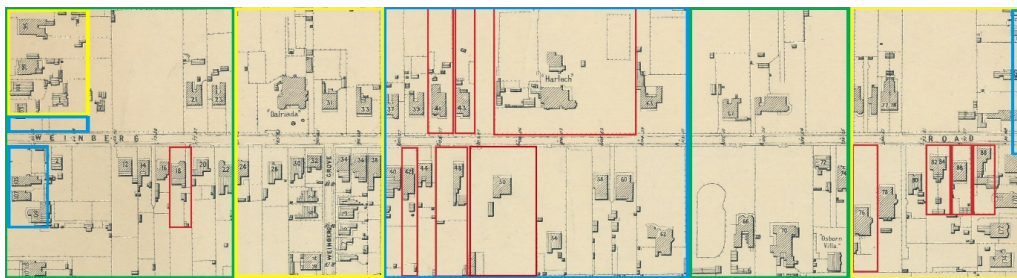


Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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

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

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

The 1860s was a decade of transformation and prosperity for Hawthorn. Suburban development was spurred by the election of Hawthorn's first municipal council in 1860, making it the geographic centre of the city, alongside the opening of the railway to Hawthorn in 1861 (Context 2012:10). The coming of the railway led to an influx of middle-class residents who were able to commute between Melbourne and the suburbs. A surge of development of public and private buildings followed, including various churches and schools, to cater to the growing population (Context 2012:10).



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

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

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

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

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

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

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



Place History

The property at 76 Wattle Road, Hawthorn, comprising a single-storey dwelling built in 1882, is on the south side of Wattle Road between Glenferrie Road and Ardene Court.

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 of the land to Christian Finger and a third to Johann Fankhauser. (McWilliam 1997:30).

In 1876 William Francis Mooney purchased part of Fankhauser's land of which a portion was then purchased by Christopher Williams in about 1881–1882 (McWilliam 1997:30).

In 1882 Christopher Williams built a seven-roomed brick house which still stands at 76 Wattle Road. (McWilliams, 1997:63, RB 1882)

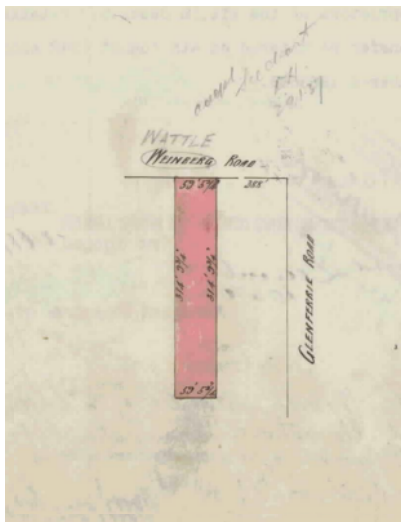


Figure 4 Detail from Certificate of Title 1856/064 showing the parcel of land delineated and coloured pink that were transferred to Christopher Williams in 1881. (Source: LANDATA)

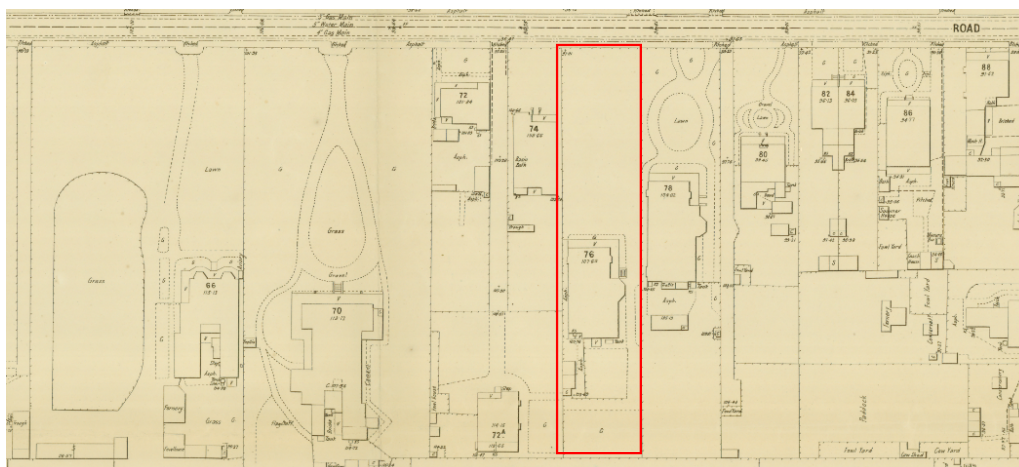


Figure 5 Detail from Melbourne & Metropolitan Board of Works detail plan No. 1484, Municipality of Hawthorn, 1902. 76 Wattle Road is outlined in red. (Source: State Library Victoria)

The house may have been designed by architect E.G. Ovey, who published a tender notice looking for 'tenders...for villa in Weinberg Road, Hawthorn' in October 1881' (*Argus*, 31 October 1881:2, cited in Miles Lewis Directory).

Williams advertised the property for 'rent immediately' in 1883 (RB 1882, *Argus* 8 June 1883:1), and sold the property in 1884 to Richard Perrott, who on sold to John Trood of Lisson Grove in 1886 (McWilliams, 1997: 63, CT:V1856/F064).

In an article reporting on the sale of the house to Trood, the home was referred to as 'Springcroft' (*Gippsland Times*, 21 April 1886:2).

Trood appears to have used the property as an investment and continued to build his assets by purchasing land and having built houses at no. 78 (built in 1891) and no. 80 by the mid-1890s (McWilliams, 1997: 63).

Trood died in 1899 and the property remained in the Trood family until 1940 (CT:V1856/F064).



Figure 6 Aerial image of 76 Wattle Road 1945. (Source: LANDATA with GML overlay)

The property changed hands numerous times between 1940 and 1992. In 1992 it was purchased by Michael Norman Kroger, former Victorian Liberal Party President. From 1998 to 2015 it was owned by senator Helen Evelyn Kroger (CT:V1856/F064). Helen Kroger was elected to the Senate of Victoria during the 2007 Federal Election when living at the property (CT:V1856/F064).

Changes to the house include the loss of its return verandah sometime between 1902 and 1945 (Figure 6 and Figure 7), the re-cladding of the roof in 1971 with corrugated iron (City of Hawthorn BP), alterations and additions to the rear of the property, the installation of a pool, and the construction of a tall brick front fence.

Description and Integrity

The house at 76 Wattle Road, Hawthorn, is a double-fronted single-storey rendered brick villa built in 1882 for Christopher Williams. Located on the south side of Wattle Road between Glenferrie Road and Power Street, the house has an unusually deep setback from the street. The allotment includes a large front garden, the dwelling, a carport, a pool and an outbuilding.

Asymmetrical in form with a projecting canted bay window facing east, the rendered-brick house is elevated on bluestone foundations and sits beneath a hipped roof clad in corrugated iron that is not original. The house originally had a return verandah that ran across its front and down the eastern side to the projecting bay (Figure 6). Entry to the house is along this eastern side. This verandah was removed some time prior to 1945.

The house is simply detailed and features shallow boxed eaves, modillion eave brackets, slender full length tripartite sash windows and rendered brick chimneys with Italianate caps.



The garden comprises a deep stretch of lawn with trees and shrubs lining the front and west boundary. An entry drive extends almost the full length of the east boundary, and there is a parking area at the front of the house.

Key features of the building and landscape include:

- unusually deep set back off Wattle Road
- asymmetric built form with a projecting canted bay window and eastern main entrance
- bluestone foundations
- rendered brick walls
- hipped roof form
- shallow eaves supported by modillion eave brackets
- rendered brick chimneys with Italianate caps
- tripartite full-length timber sash windows with stop mould detailing.

Alterations and additions include:

- rendered brick front fence;
- the removal of the return verandah (pre-1945)
- replacement of original slate roof with corrugated iron
- rear extensions
- the outbuilding and pool in the rear garden.

Integrity

76 Wattle Road, Hawthorn, is largely intact, although some changes to the original or early fabric are visible. The building retains its original built form, roof form, rendered brick walls and window and door openings and joinery. Original details include bluestone foundations, modillion eaves brackets, tripartite full-length timber sash windows with stop mould detailing, and extant rendered brick chimneys with Italianate caps.

The integrity of the place is enhanced by the retention of its unusually deep setback off Wattle Road and its garden setting.

While the loss of the verandah and recladding of the roof somewhat diminish the integrity of the place, these changes are reversible and the houses remains clearly legible as a substantial Victorian Italianate villa.

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.

Comparable examples to 76 Wattle Road, Hawthorn which have been identified as being Individually Significant within the City of Boroondara, include the following.



Figure 7 'Noorac', 23 View Street Hawthorn (HO478) built in 1881–1882. (Source: realestate.com.au)

'Noorac' is of architectural and historical significance at a local level. Prior to the break-up and subdivision of its landholding in the 1920s, the house was prominently located in the Auburn Road / Barkers Road area of Hawthorn. The single-storey, cantilevered-bay Italianate form was a popular option for affluent residents of the area in the latter decades of the nineteenth century. Although altered through the loss of the return verandah and the early addition of the tower portico, the house is nevertheless significant as an example of a 'layered' Victorian dwelling, which retains several key elements typical of the 1880s Italianate mode in Boroondara.



Figure 8 'Kinvonvie', 42 Lisson Grove, Hawthorn (HO87) built in 1879–1880. (Source: VHD 1992)

'Kinvonvie' is historically significant for its associations with Donald Munro, auctioneer of the successful then bankrupt firm of Munro and Baillieu and son of James Munro, Premier of Victoria and founder of the Federal Bank and New Estate Bank. Both father and son became prominent in the Victorian land boom.

'The dwelling is architecturally significant as an example of the simpler garden villa designed from the 1870s, and is significant for its contribution to the Victorian Garden Suburb precinct at Lisson Grove.

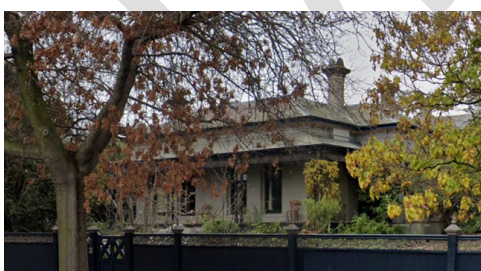


Figure 9 7 Elphin Grove, Hawthorn (HO425) built in 1888 (Source: GML May 2022)

7 Elphin Grove is of local historical and architectural significance as a fine, representative and relatively externally intact example of a single-storey double-fronted Victorian Italianate villa set on a substantial suburban allotment. Though a series of substantial rear additions have been made, these do not detract from the presentation of the house.



Figure 10 'Ennis Mount', 5 Rosslyn Street, Hawthorn (HO118) built in 1885–1886. (Source: VHD 1992)

'Ennis Mount' is architecturally significant for its substantially intact single-storey villa house form from the 1880s. Originally facing Auburn Road, the building's principal elevation cannot be seen; the side elevation presents as a standard villa form with canted bay and hipped slate roof.



Figure 11 65 Lisson Grove, Hawthorn (HO90) built in 1884–1886. (Source: VHD 1992)

One of four single-storey houses built in Lisson Grove between 1884 and 1886 for John Trood, gentleman, as investments. The house is architecturally significant for the unusually intact condition of a standard villa form and historically significant for the illustration of boom period speculative housing in the Lisson Grove area.



Figure 12 78 Wattle Road, Hawthorn (HO546) built in 1888. (Source: VHD 2011)

The land for 78 Wattle Road was bought by John Trood in 1886 when he bought 76 Wattle Road. In 1888 Trood had built a nine-room brick house. The 1902 MMBW plan indicates, and recent real estate advertisements show, that the two houses would have originally had identical floor plans. 78 Wattle Road is a highly intact and representative example of a substantial Victorian villa of the late 1880s. Its intactness sets it apart from other examples in the municipality; it is considered to be one of the best-preserved houses of this period in Hawthorn. It is also distinguished by richness and crafted care in its detail.



Discussion

76 Wattle Road compares well to the above examples as a largely intact representative example of an Italianate villa built in the 1880s. As with the other examples, the single storey double-fronted, asymmetrical brick house exhibits key features associated with that building class including the hipped roof, canted bay, moulded eaves brackets/modillions, rendered brick walls, full length tripartite sash windows and rendered brick chimneys with Italianate caps. While the loss of its verandah and re-cladding of its roof somewhat diminishes its integrity both of these changes are reversible. There are other examples on the Heritage Overlay where verandahs or verandah elements have been removed or replaced. We also note that since being listed on the Heritage Overlay 5 Rosslyn Street and 65 Lisson Grove have had significant alteration and additions made. 5 Rosslyn Street has been extended towards the street and 65 Lisson Grove has lost what appears to have been an original or early paint finish. The property has also had a substantial second storey added at the rear.

While many of the early houses in Wattle Road had deep setbacks, few remain. What distinguishes 76 Wattle Road from the above examples is the presence/retention of its deep set back off Wattle Road. This differs to Noorac, 23 View Street, Hawthorn (HO478) and Ennis Mount 5 Rosslyn Street, Hawthorn (HO118) both of which originally sat on much larger allotments and due to subdivision have lost their original deep setback from and sometimes original orientation to the street.

Overall, 76 Wattle Road, Hawthorn is a fine example of the Victorian-era, double-fronted house type expressed in the Italianate architectural style in its original garden setting. The asymmetrical arrangement of the facade, hipped roof, eaves brackets/modillions, rendered brick walls, tripartite sash windows and rendered brick chimneys with cement caps are characteristic of this type and style. With an unusually deep set back off Wattle Road, the subject house is a fine early representative example of its type.

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).*

76 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. William Francis Mooney purchased part of Fankhauser's land, of which a portion was then purchased by Christopher Williams in about 1881–1882. The Victorian-era house (built in 1882) and its garden setting illustrate the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn.

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

N/A



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

N/A

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

76 Wattle Road, Hawthorn is of representative significance as a largely intact Italianate villa built in 1882 which retains its original deep front garden setting. Overall the house demonstrates key characteristics associated with the Italianate style, including its hipped roof, canted bay, moulded eaves brackets/modillions, rendered brick walls, tripartite sash windows and rendered brick chimneys with cement caps. The significance is enhanced by the retention of its deep setback off Wattle Road, which is uncommon in Hawthorn. (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?

76 Wattle Road, Hawthorn, built in 1882, is significant.

Elements that contribute to the significance of the place include:

- deep front garden setback;
- asymmetrical built form with hip roof with shallow eaves and modillions;
- bluestone foundations;
- rendered brick walls;
- extant rendered brick chimney with Italianate caps;
- original size and pattern of fenestrations;
- tripartite full-length timber sash windows with stop mould detailing.

How is it significant?

76 Wattle Road, Hawthorn, is of local historical and representative (architectural) significance to the City of Boroondara.

Why it is it significant?

76 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. William Francis Mooney purchased part of Fankhauser's land, of which a portion was then purchased by Christopher Williams in about 1881–1882. The Victorian-era house (built 1882) and its garden setting illustrate the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn.

76 Wattle Road, Hawthorn is of representative significance as a largely intact Italianate villa built in 1882 which retains its original deep front garden setting. Overall the house demonstrates key characteristics associated with the Italianate style, including its hipped roof, canted bay, moulded eaves brackets/modillions, rendered brick walls, tripartite sash windows and rendered brick chimneys with cement caps. The significance is enhanced by the retention of its deep setback off Wattle Road which is uncommon in Hawthorn. (Criterion D)

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
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Internal alteration controls

<i>Is a permit required for internal alterations?</i>	No
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Tree controls	
<i>Is a permit required to remove a tree?</i>	No
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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