

41 and 43 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 41 and 43 Wattle Road, Hawthorn

Name: –	Survey Date: April 2022
Place Type: House	Architect: unknown
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: 1884 (No 43) and 1892 (No 41)



Figure 1 41 Wattle Road, Hawthorn. (Source: GML Heritage 2022)



Figure 2 41 Wattle Road, Hawthorn. (Source: GML Heritage 2022)



Figure 3 43 Wattle Road, Hawthorn. (Source: GML Heritage 2022)



Figure 4 43 Wattle Road, Hawthorn. (Source: GML Heritage 2022)

Historical context

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

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

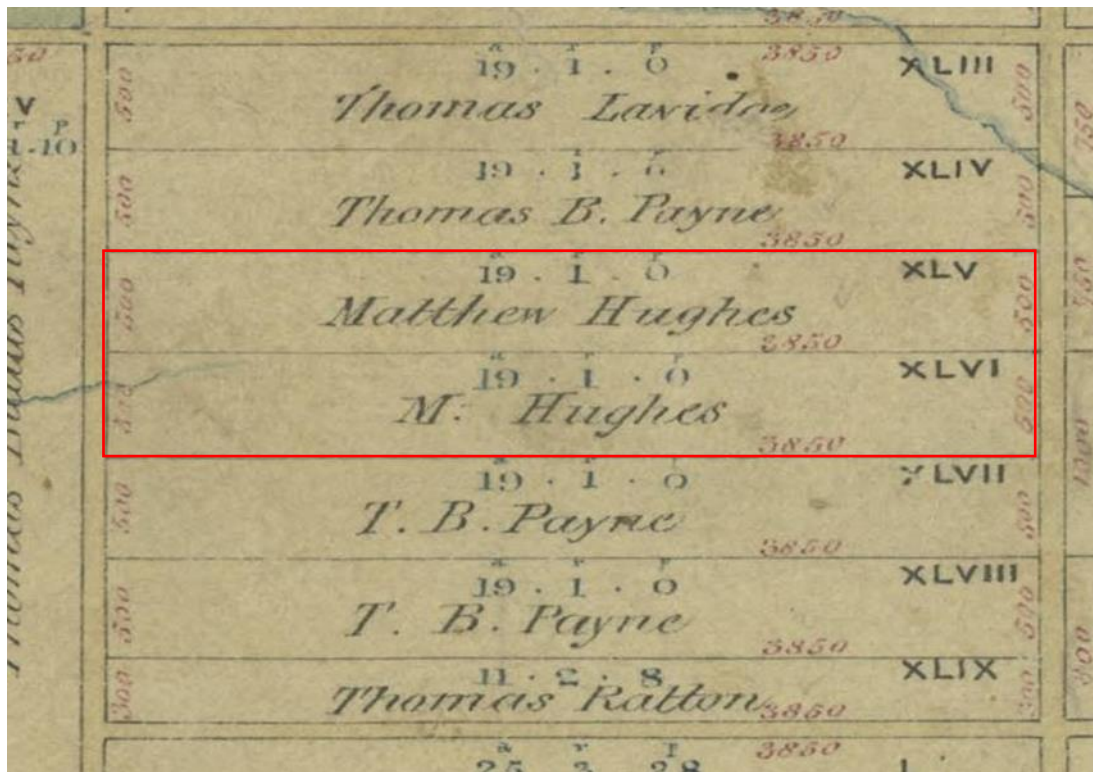


Figure 5 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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.

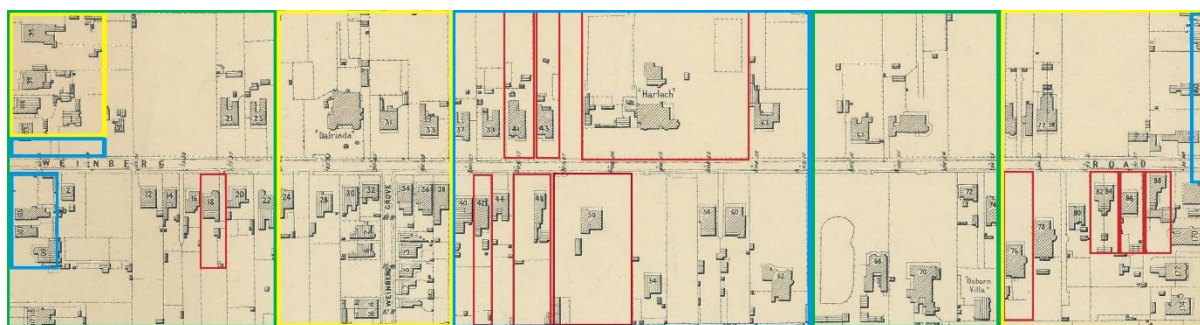


Figure 6 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are 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

41 and 43 Wattle Road, Hawthorn, are situated on the north side of Wattle Road, between Vivian Grove and New Street.

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

Christian Finger planted his first vineyard in 1853 (Gould 1992). In the late 1860s, his son Wilhelm, also known as William, subdivided the vineyard to form three separate allotments on the north side of Wattle Road. William Finger was listed as a cabinet maker, and later as a builder and contractor.

In 1868 Christian Finger was rated for two houses on Wattle Road; one house valued at £10, and another house valued at £28. Both houses were tenanted (RB 1868; McWilliam 1997:202). In 1870, Christian Finger was rated for three properties that were all tenanted; this included a brick or timber home valued at £10, a timber house valued at £20, and a house and land valued at £65.

In September 1883, Christiane Volkmann, daughter of Christian Finger and widow of Christian Volkmann, became proprietor of a large plot of land measuring 158 feet wide and 477 feet long between Weinberg and Manningtree Roads (CT V1497 F226). The Certificate of Title and rate books indicate that the allotment encompassed the present-day sites of 41, 43 and 45 Wattle Road (See Figure 7). In 1884 Volkmann was rated for a house in Wattle Road that was in the course of erection (RB 1884). The rate books indicate that this house likely replaced an earlier dwelling built in the late 1860 or early 1870s for the Finger family and is situated at the current site of 43 Wattle Road (RB 1871–1884). From 1885, this house rated at £70 was tenanted to Thomas Atherton, a 'warehouseman', and Christiane Volkmann is listed as the owner (RB 1885–1891).

By 1887, Christiane Volkmann married Ernest Holst, and this name change was reflected on the Certificate of Title (CT V2055 F982; V2261 F130). In August 1888, Christiane Holst subdivided the original allotment, and sold a portion measuring 50.2 feet wide to Robert Elias Wallen (CT V2055 F982). Wallen was a prominent figure on Wattle Road and owner of the substantial 'Harlech' estate. The rate books indicate that this allotment contained a four-bedroom timber house that had been occupied by Christian Finger until his death in 1885, following which it was tenanted to William Brendell, a 'cabman' and retained in ownership by the Finger family. From 1889, the rate books record William Brendell as the tenant and Robert Elias Wallen as the owner (RB 1871–1889). The rate books would indicate that this allotment is the current site of 45 Wattle Road. In 1890, Christiane Holst is listed on the Certificate of Title as the owner of a land parcel measuring 54.7 feet (CT V2261 F130).

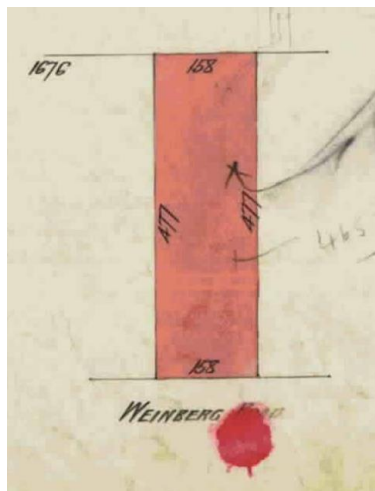


Figure 7 Detail of land transferred to Christiane Volkmann in 1883.
(Source: CT V1497 F226)

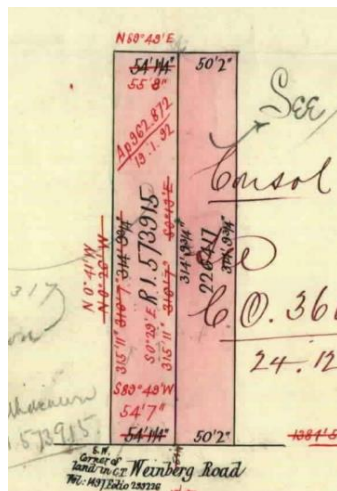


Figure 8 Detail of subdivision showing allotment sold to Robert Wallen on right hand side in 1888 (Source: CT V1497 F226)

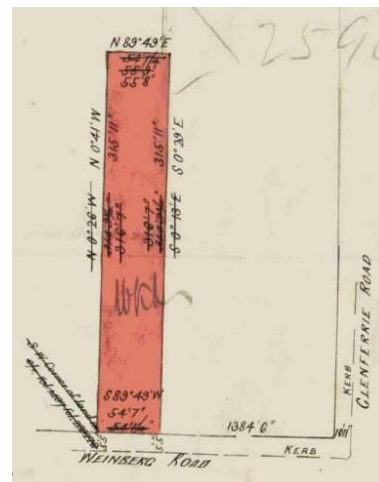


Figure 9 Detail of land retained in the ownership of Christiane Holst (formerly Volkmann) in 1890.
(Source: CT V2261 F130)

In 1892, the parcel of land measuring 54.7 feet was transferred to Thomas Atherton, the tenant of 43 Wattle Road since 1885 (CT 2410 F919; RB). The rate books indicate that the remaining portion of the original 158 feet wide allotment (approximately 53 feet wide) was retained in the ownership of the Finger family. From 1892, a nine-room brick house rated at £80 pounds was listed in the rate books at this site (RB 1871–1892). The rate books would indicate that this is the current site of 41 Wattle Road. The footprints of 41 and 43 Wattle Road are shown in the 1902 Melbourne and Metropolitan Board of Works (MMBW) detail plan (See Figure 10).

In 1922, John Finger, the nephew of Christiane Holst, is listed as the owner of 41 Wattle Road (CT V4587 F260). The property remained in the Finger family until 1941, when it was transferred to Herbert Heaton (CT V4587 F260).

During the twentieth century, alterations and additions have been made to both properties. In 1961, the owner of 41 Wattle Road, W Baldwin, commissioned builder WG Ferguson to carry out brick alterations to the building (BP). It was advertised in 1961 as a 'spacious brick home' comprising two self-contained flats (Age, 25 June 1961: 38). It was returned to a single dwelling at a later date. In 1971, owners G and T Rusden constructed a carport and storeroom (BP). A swimming pool has been built at the rear of the property (Nearmap).

At 43 Wattle Road, the front verandah appears to have been replaced as historic aerials from 1945 show that the verandah does not extend along the front façade, as it does in the 1902 MMBW detail plan (See Figure 11). This is confirmed in a 2001 real estate advertisement which shows the house's verandah only extends to the projecting front room (realestateview.com.au Ltd). From 2001, the verandah appears to have been replaced to reflect the original arrangement.

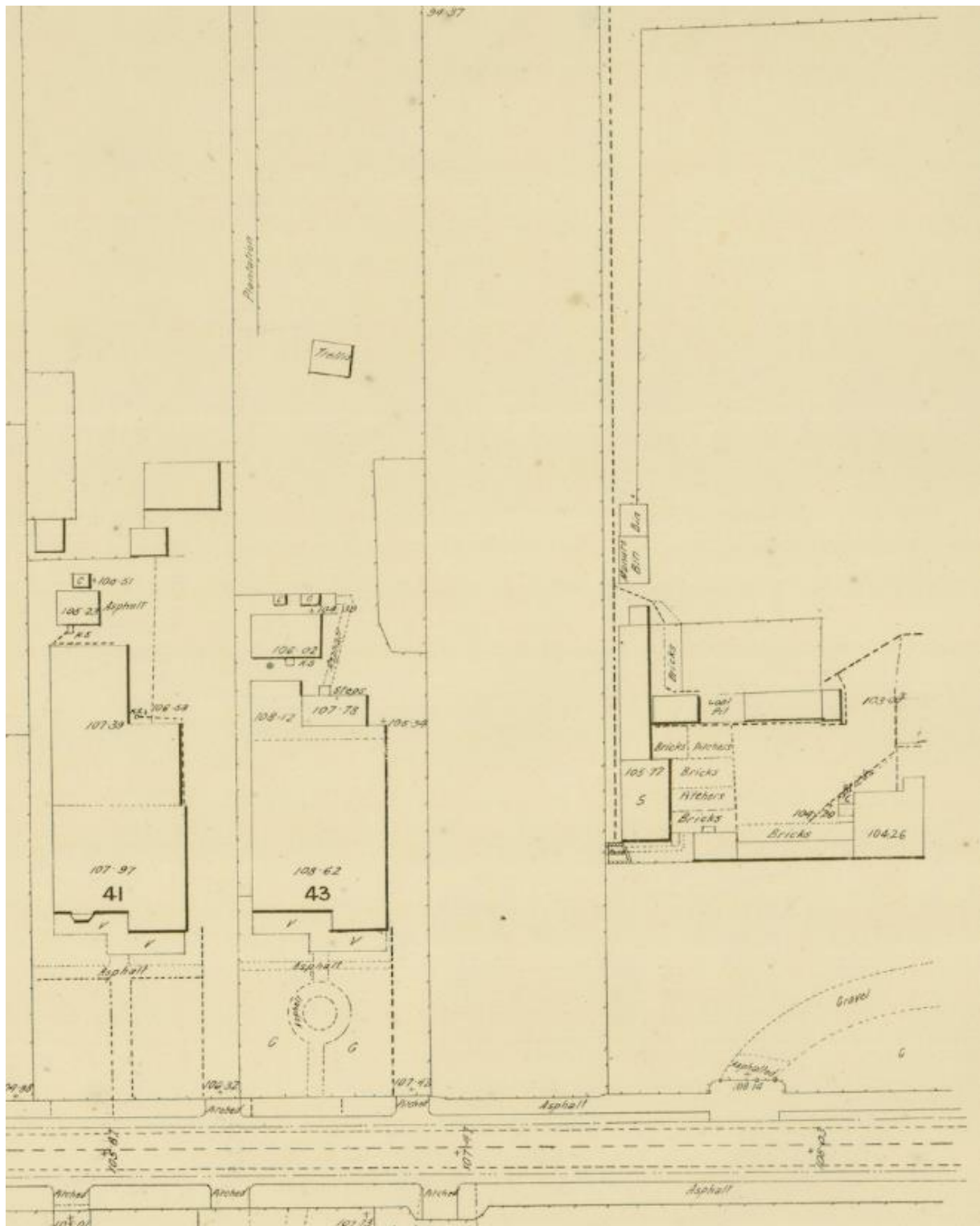


Figure 10 The properties at 41 and 43 Wattle Road, as shown in MMBW Detail Plan No 1485, City of Hawthorn, 1902. The edge of the 'Harlech' estate owned by Robert Elias Wallen can be seen on the right-hand side of the plan. (Source: State Library Victoria)



Figure 11 Aerial image of 41 Wattle Road (outlined in blue) and 43 Wattle Road (outlined in green) in 1945. The red arrow indicates the replaced verandah. (Source: LANDATA)

In 1975 the owner of 43 Wattle Road, M Forrest, hired Prestige Pools to install a swimming pool at the rear of the property (BP). While Council's building card records do not reveal any information about the rear extension or carport, Nearmap aerial images indicate these were constructed in or after 2014.

Description and integrity

41 and 43 Wattle Road, Hawthorn, are both double-fronted single-storey Victorian rendered brick dwellings built in 1892 and 1884, respectively, for the Finger family. Located on the northern side of Wattle Road, between New Street and Power Street, the houses have a generous set back from the street on deep narrow allotments. Each allotment includes a substantial front garden, the dwelling, a carport and a swimming pool.

Asymmetrical in form with a projecting front room, each house is of brick construction set beneath a slate hipped roof with rendered exterior walls. The main hipped roof of the houses displays the typical 'M' profile of Victorian-era houses. At the rear of each house are recent additions set underneath a hipped corrugated iron roof. Across the front of each house are corrugated iron clad verandahs with cast iron posts and frieze. The verandah at No 43 is a replacement.



The houses are simply detailed and feature shallow boxed eaves, moulded masonry eaves brackets (with decorative rosettes at No 43), tripartite sash windows, canted bay windows (No 41), four-panelled timber front door with decorative glazed surrounds and rendered brick chimneys with Italianate caps.

The front gardens have been recently landscaped. A circular gravel driveway has been constructed at No 41 and a concrete parking apron in front of tripartite windows at No 43. The front boundary fences differ, consisting of an ornate cast iron fence at No 41 and a timber picket fence at No 43. Neither are original.

Key features of the buildings and landscape include:

- deep front garden setback
- asymmetrical built form with projecting front room and rendered brick walls
- hipped slate and corrugated iron roof
- shallow boxed eaves with moulded masonry eaves brackets (decorative rosettes at No 43)
- concave verandah with tiled floor and cast iron posts and frieze;
- rendered brick chimneys with Italianate caps
- original pattern of fenestrations, including tripartite timber sash windows (south elevation)
- canted windows (south elevation, No 41)
- standard timber sash windows elsewhere
- four-panelled timber front door with decorative glazed surround.

Alterations and additions include:

- landscaping to the front garden, including a concrete parking apron
- replacement front fences
- replacement of the original verandah at No 43
- replacement of sections of original slate to the hipped roof;
- rear extensions (not visible from the public domain)
- carports at west elevation
- swimming pool in the rear garden.

Integrity

41 and 43 Wattle Road, Hawthorn, are both highly intact with very few changes visible to original or early fabric. The buildings retain their original built form, roof form, rendered brick walls and window and door openings and joinery. Original details of each house include slate hipped roof, cast iron verandah, eaves brackets, mouldings, tripartite sash windows, timber sash windows and extant chimneys.

The integrity of the place is enhanced by the retention of its generous setback off Wattle Road.



While the removal of the original verandah to No 43 somewhat diminishes the integrity of the place, the house remains clearly legible as a Victorian Italianate dwelling. Overall, the places have high integrity.

Comparative Analysis

The emerging prosperity of Hawthorn during the 1860s and 1870s resulted in a substantial population boom. Consequently, numerous large private landholdings and estates were subdivided to capitalise on the growing demand for residential allotments. Most of this speculative subdivision saw the breaking up of large estates into residential streets and allotments.

In contrast, having first been subdivided among the early German families in the 1850s, the land along Wattle Road underwent more ad hoc subdivisions during the 1870s and 1880s. New streets off Wattle Road, except Wattle Grove, were not created until the first half of the twentieth century. Unlike elsewhere in Hawthorn where the early subdivisions resulted in streetscapes of houses built over relatively short periods with largely consistent built forms and setbacks, Wattle Road maintained its lane-like character and developed a distinctive character from more ad hoc subdivision and development patterns, becoming built out with houses of varying scale, elaboration and allotment sizes.

More recently, as the result of further subdivision and development, the distinctive character of Wattle Road has changed, and many of its early houses and their gardens have been demolished. The early allotments and houses that remain provide evidence of the street's origins and early suburban development that distinguishes this part of Hawthorn from elsewhere in the locality and in Boroondara.

Although the remaining early houses of the street vary in scale, setback and elaboration of detail, they all exhibit characteristics of the Italianate style.

The Italianate style is a mid-nineteenth century revival of earlier Italian architectural forms and details, especially those from the time of the Renaissance, which were in themselves a revival and reappraisal of Greek and most importantly Roman architecture.

The Italianate style was also associated (although less commonly in Victoria and chiefly in the 1840s to 1860s, but with lingering influence) with a revival of building forms of vernacular Italian rural buildings, particularly in their use of asymmetrical massing and towers, which produced a picturesque effect.

The Italianate style as applied to domestic architecture in Victoria favoured simple building forms, sometimes enlivened by bays and towers, with sheer wall surfaces in face brick (often bichrome or polychrome) or cement render, generally incorporating quoining (often as surface decoration if not necessarily a structural need).

Decoration in the Italianate style derived from Roman precedents and included elements from Classical entablatures and architectural orders, including a hierarchy of architraves, friezes and cornices with associated moulding, panels and brackets, applied to eaves, parapets and chimneys.

Eclectic touches were often married to the Italianate style, including Romanesque, Gothic, or stilted segmental arch-headed fenestration, incongruous replication of masonry features in timber, and excessive ornament that characterised the Boom style of the late nineteenth century.



The Italianate style is well represented in the Heritage Overlay in Boroondara. Individually significant examples included detached villas (both symmetrical and asymmetrical in plan), terrace houses and mansions. They are typically set within a garden with a low front fence at the street frontage. Detailing ranges from modest to elaborate, typically including features from the era such as cast iron verandah friezes and posts and polychrome masonry to the front façade. The level of intactness of the Victorian-era Italianate villas in the City of Boroondara is moderate to very high.

Comparable examples to 41 and 43 Wattle Road, Hawthorn which have been identified as being Individually Significant within the City of Boroondara, include the following.



Figure 12 65 Lisson Grove, Hawthorn(HO90) built in 1884–1886. (Source: VHD/Meredith Gould 1992)

65 Lisson Grove, Hawthorn is 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 is historically significant for the illustration of Boom period speculative housing in the Lisson Grove area.



Figure 13 'Ennis Mount', 5 Rosslyn Street, Hawthorn (HO118) built in 1885–86 (Source: VHD/Meredith Gould 1992)

'Ennis Mount', 5 Rosslyn Street, Hawthorn, 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 with the side elevation presenting as a standard villa form with canted bay and hipped slate roof.



Figure 14 7 Elphin Grove Hawthorn(HO425), built in 1888. (Source: VHD/Lovell Chen 2005)

7 Elphin Grove, Hawthorn 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. Although a series of substantial rear additions have been made, these do not detract from the presentation of the house.



Figure 15 189 Auburn Road, Hawthorn (HO433), built in 1887. (Source: VHD/Lovell Chen 2005)

The house at 189 Auburn Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah. While not necessarily an uncommon type in Boroondara, 189 Auburn Road is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 191 and 193 Auburn Road.

Part of the front garden has been replaced by a driveway.

Discussion

In comparison to the above examples, 41 and 43 Wattle Road compare well as intact representative examples of Italianate houses built in the late Victorian period. As with the other examples, the single storey double-fronted, asymmetrical houses exhibit key features associated with this building type, including the slate hipped roof, moulded eaves brackets, cast iron verandah, tripartite sash windows, canted bay windows and rendered brick chimneys with Italianate caps. While the replacement of the verandah at No 43 somewhat diminishes its integrity, there are other examples on the Heritage Overlay where verandahs or verandah elements have been removed or replaced. We 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.

The houses are unusual as a near identical pair, despite being built almost a decade apart. This is due to their historic association with the prominent Finger family, who built and owned multiple houses along Wattle Road (then Weinberg Road) from the late 1860s. Despite the Finger family owning and building the houses at separate times, the similarity of the places in terms of form, style and detailing, demonstrates this historical association.

Overall, 41 and 43 Wattle Road are fine examples of the Victorian-era, double-fronted house type expressed in the Italianate architectural style in their original setting. The asymmetrical arrangement of the facade, hipped roof, eaves brackets/modillions, rendered brick walls, tripartite sash windows, canted bay windows and rendered brick chimneys with cement caps are characteristic of this type and style.



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).

41 and 43 Wattle Road, Hawthorn are of historical significance for the evidence they provide 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. In 1851, Christian Finger acquired one-third of a 40-acre land parcel purchased by Edward Kobelke and planted his first vineyard in 1853. The Finger family built several houses along Wattle Road from the late 1860s, including no 41 (1892) and no 43 (1884). The houses illustrate the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn. The houses are the only remaining examples built and owned by the Finger family.

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).

41 and 43 Wattle Road, Hawthorn are of representative significance as largely intact examples of Italianate houses built in 1892 and 1884, respectively. Overall, the houses demonstrate key characteristics associated with the Italianate style, including slate hipped roof, moulded eaves brackets, cast iron verandah, tripartite sash windows, canted bay windows and rendered brick chimneys with Italianate caps. The houses are unusual as a near identical pair in terms of form, style and detailing, despite being built almost a decade apart. This is demonstrative of their historical association with the Finger family who built and owned the houses at separate times.

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?

41 and 43 Wattle Road, Hawthorn, built in 1892 and 1884, are significant.

Elements that contribute to the significance of the place include:

- deep front garden setback
- asymmetrical built form with projecting front room and rendered brick walls;
- hipped slate and corrugated iron roof;
- shallow boxed eaves with moulded masonry eaves brackets (decorative rosettes at No 43);
- concave verandah with tiled floor and cast iron posts and frieze;
- rendered brick chimneys with Italianate caps;
- original pattern of fenestrations, including tripartite timber sash windows (south elevation); canted windows (south elevation, No 41); and standard timber sash windows elsewhere.
- four-panelled timber front door with decorative glazed surround.

How Is It Significant?

41 and 43 86 Wattle Road, Hawthorn, is of local historical and representative (architectural) significance to the City of Boroondara.

Why Is It Significant?

41 and 43 Wattle Road, Hawthorn are of historical significance for the evidence they provide 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. In 1851, Christian Finger acquired one-third of a 40-acre land parcel purchased by Edward Kobelke and planted his first vineyard in 1853. The Finger family built several houses along Wattle Road from the late 1860s, including no 41 (1892) and no 43 (1884). The houses illustrate the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn. The houses are the only remaining examples built and owned by the Finger family. (Criterion A).

41 and 43 Wattle Road, Hawthorn are of representative significance as largely intact representative examples of Italianate houses built in 1892 and 1884, respectively. Overall, the houses demonstrate key characteristics associated with the Italianate style, including slate hipped roof, moulded eaves brackets, cast iron verandah, tripartite sash windows, canted bay windows and rendered brick chimneys with Italianate caps. The houses are unusual as a near identical pair in terms of form, style and detailing, despite being built almost a decade apart. This is demonstrative of their historical association with the Finger family who built and owned the houses at separate times. (Criterion D)

Grading and Recommendations

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

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

External paint controls	
<i>Is a permit required to paint an already painted surface?</i>	No
Internal alteration controls	
<i>Is a permit required for internal alterations?</i>	No
Tree controls	
<i>Is a permit required to remove a tree?</i>	No
Solar energy system controls	
<i>Is a permit required to install a solar energy system?</i>	Yes
Outbuildings and fences exemptions	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	No
Victorian Heritage Register	
<i>Is the place included on the Victorian Heritage Register?</i>	No
Prohibited uses may be permitted	
<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal heritage place	
<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
Incorporated plan	
<i>Does an incorporated plan apply to the site?</i>	No

Identified by:

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