

42 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 42 Wattle Road, Hawthorn 3122

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|---|-----------------------------------|
| Name: Hillcroft | Survey Date: December 2021 |
| Place Type: Residential | Architect: unknown |
| Grading: Not Significant | Builder: unknown |
| Extent of Overlay: To title boundaries | Construction Date: c.1890 |

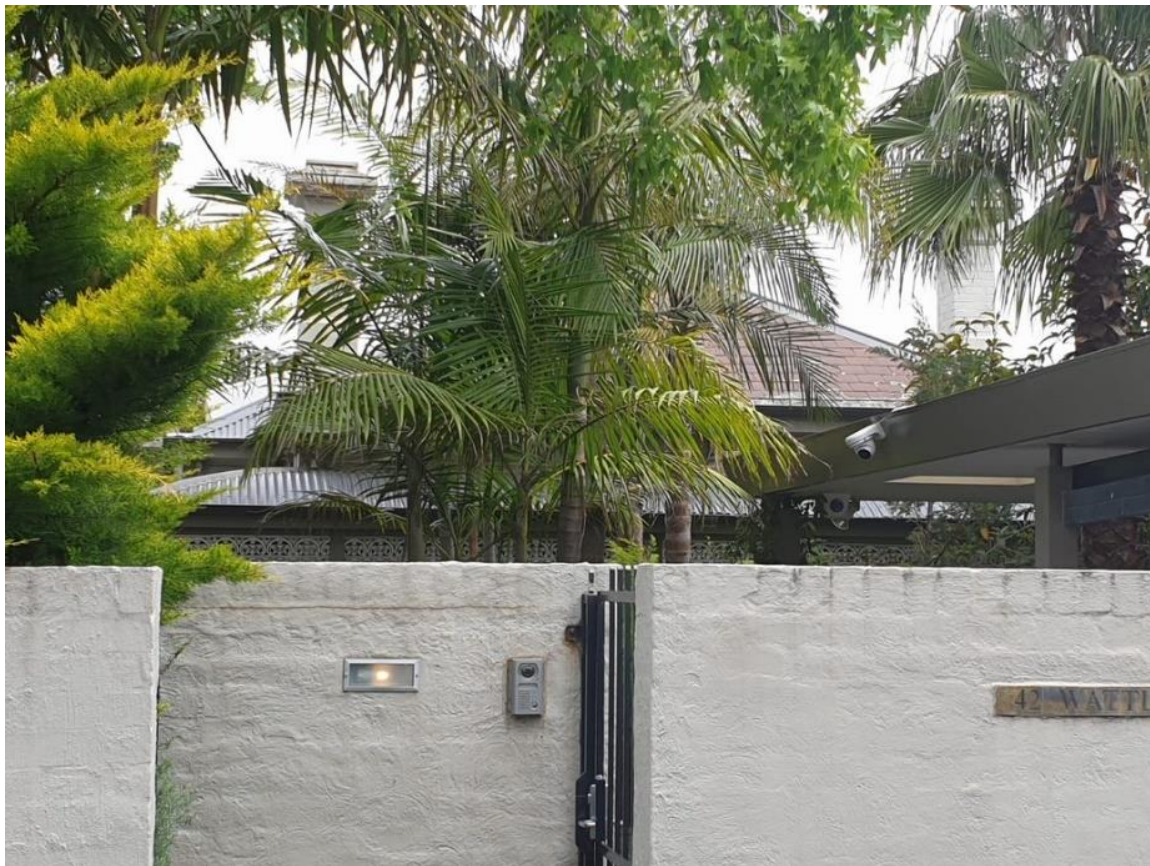


Figure 1 42 Wattle Road, Hawthorn. (Source: GML Heritage 2021)

Historical Context

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

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

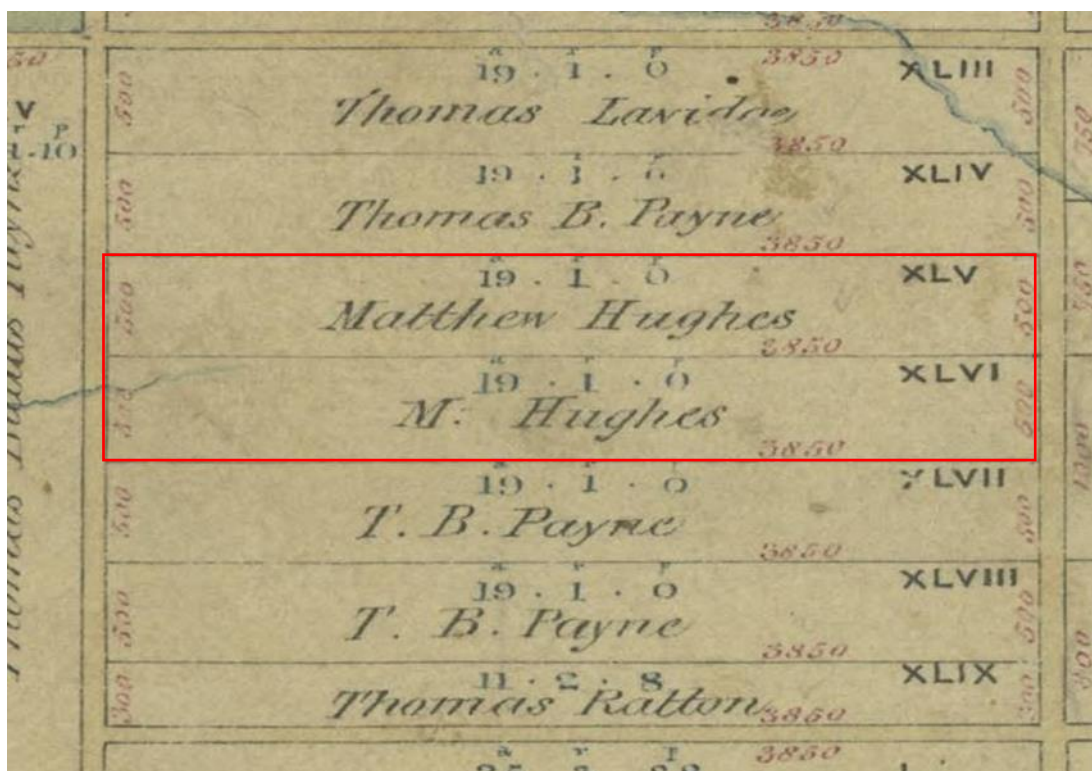


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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

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

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

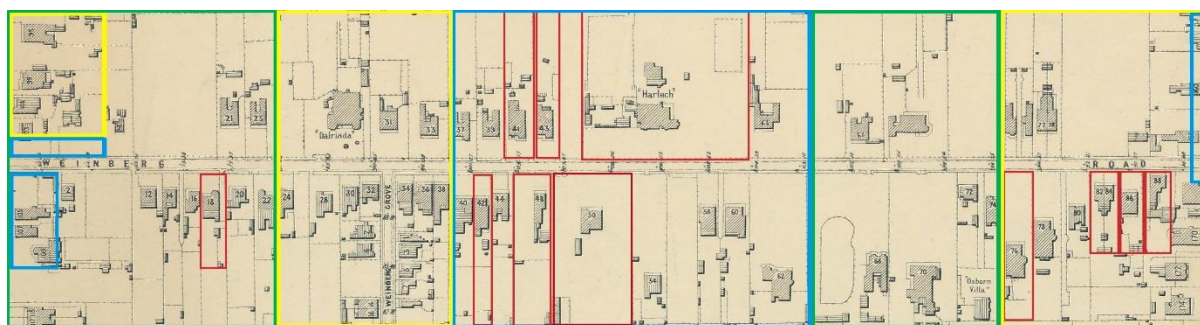


Figure 3 Extract from Melbourne and Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study 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 —910, 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 42 Wattle Road, Hawthorn, comprising a single-storey dwelling built in about 1890, is on the southern side of Wattle Road between Wattle Grove and Carson Crescent.

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

John Lewis, a printer, purchased an allotment of land on Weinberg Road in March 1883 from Walter Bonwick, a musician from a pioneer family (CT V1438 463; McWilliam 1997:98). Bonwick owned several blocks and at least four houses along Wattle Road, purchased from both Christian Finger and Johann Fankhauser, but the houses did not always have street numbers and rate books do not distinguish them clearly (McWilliam 1997:97–100). Ownership of the subject site was transferred from John Lewis to Margaret Moriarty in March 1885 (CT V1675 F929). The Moriartys subdivided the land in the late 1880s, incorporating a right of way (Figure 4; CT V1675 F929). The house at 42 Wattle Road was under construction in 1890. The rate books for that year show Henry Moriarty as owning three houses in Weinberg Road: one of 8 rooms, one of 9 rooms, and one of 6 rooms (unfinished). The subject site is the six-roomed house.

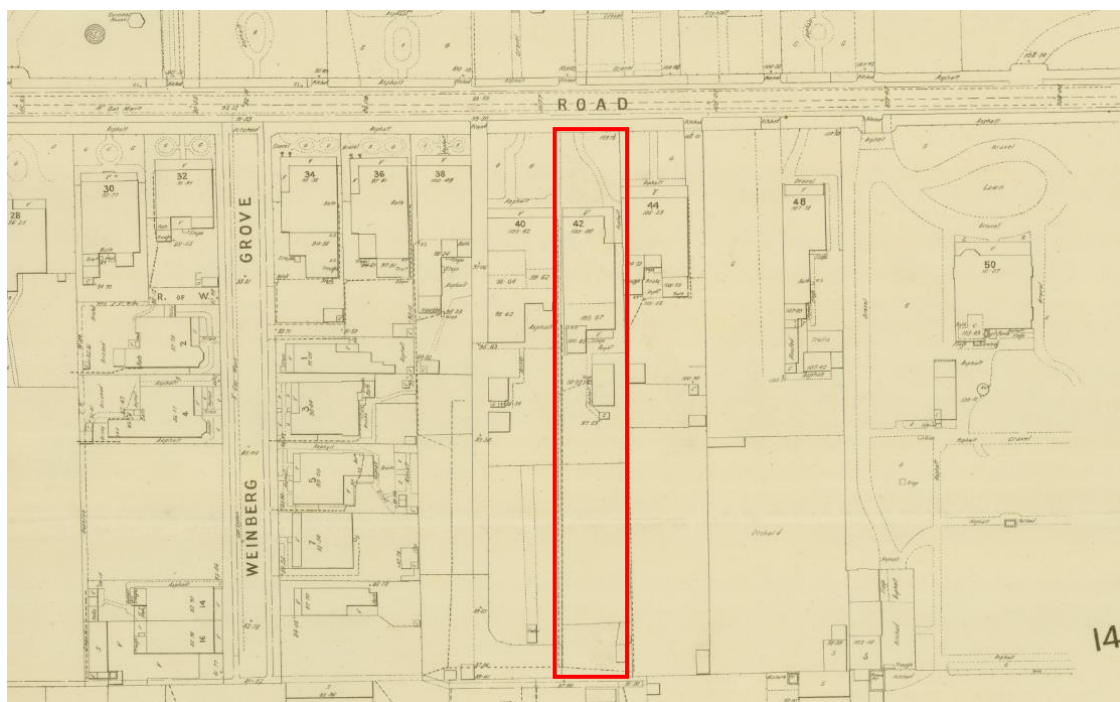


Figure 4 Detail from Melbourne and Metropolitan Board of Works detail plan No.1484, City of Hawthorn, showing 42 Weinberg Road (outlined in red) in 1902. (Source: State Library Victoria with GML overlay)

42 Weinberg Road was advertised for sale in November 1901, together with 38 and 40 Weinberg Road, and described as a 'very pretty bijou brick villa' named 'Hillgrove'. It featured a 'verandah front and side, cross hall, 6 rooms, vestibule, bathroom, pantry and kitchen, and W.B. scullery and servant's room, with outer wall of bricks, detached W.B. washhouse and wood and coal shed with G.I. roof, on land having a frontage of 34ft. 7in. by a depth of 314ft and 93/4 in'. The houses at 38 and 40



Wattle Road were described as having 8 and 9 rooms respectively corresponding with the 1890 rate book entry (*The Argus*, 30 November 1901:3). The three properties were advertised as 'an unusually favourable opportunity, either for investors or those in search of healthy and comfortable homes, in the heart of the most favoured of our suburbs' (*The Argus*, 30 November 1901:3).

Mary Hodgetts, a widow from nearby Oxley Road, purchased 42 Weinberg Road in August 1902 (CT V2908 F401). The house changed hands numerous times over the following decades and was last sold in 1996 (CT V2908 F401, CT V2908 F401, CT 6441 F039 CT, 6441 F039, CT V8648 F280).

A carport was added to the property in 1971. Brick veneer alterations and additions were made to the rear of the house in 1975, and an inground swimming pool was excavated. Further alterations and additions, including outbuildings (studio flat) and a fence, were carried out in 1981 (BP).

Description and Integrity

42 Wattle Road, Hawthorn, is a double-fronted brick Italianate house built in about 1890 for Henry and Margaret Moriarty. Located on the southern side of Wattle Road, between Wattle Grove and Carson Crescent, the house sits on a deep and narrow allotment.

Asymmetrical in form with an L-shaped return verandah, the brick house sits beneath a slate (north plane only) and corrugated iron hipped roof with shallow boxed eaves and paired timber eaves brackets which sit above a moulded string course. The convex corrugated iron verandah roof is supported by turned timber posts between which is a cast iron frieze and corner brackets. The frieze and posts do not match, suggesting that either one or both have been replaced. Under the verandah are vertically proportioned double hung sash windows typical of the era.

The house sits behind a tall brick front fence with a carport at its western end concealing views of the house from the street.

The rear of the house has been extended with the addition of a swimming pool in 1975 and a studio flat was added in 1981 (BP).

Key features of the building and landscape include:

- asymmetrical built form;
- brick walls (overpainted);
- hipped slate and corrugated iron roof;
- shallow boxed eaves with paired timber brackets above a moulded string course;
- Two brick(overpainted) chimney with Italianate caps;
- Return verandah with turned timber posts and cast iron frieze (probably replaced);
- Original pattern of fenestrations, including vertically proportioned double-hung sash windows.

Alterations and additions include:

- tall brick front fence and carport;
- recladding of most of the roof in corrugated iron, leaving only its northern plane (street-facing) slate;
- in-ground swimming pool;
- rear alterations and additions.

Integrity

42 Wattle Road is reasonably intact with some changes visible to the original or early fabric. The building retains its original built form, roof form, brick walls (now overpainted) and window and door openings and joinery. Original details include its hipped roof, shallow boxed eaves with paired timber brackets, moulded string course, return verandah, slates to the street-facing roof plane, and two extant brick (overpainted) chimneys with Italianate caps.

Changes include overpainting of the brick walls, recladding of most of the roof in corrugated iron leaving only its northern street facing plane slate, and the possible replacement of the turned timber verandah posts, cast iron frieze and corner brackets.

The combination of the tall front fence and carport in the front garden detract from the dwelling's setting, although both these elements are removable.

Overall, the place has moderate 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 Victorian Italianate style, including 42 Wattle Road.

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

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

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

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

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

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

The following are examples of Victorian Italianate houses which have been identified as being Individually Significant within the City of Boroondara.



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

Figure 5 65 Lisson Grove, Hawthorn (HO90), built in 1884–1886. (Source: VHD/Meredith Gould 1992)



Figure 6 7 Elphin Grove, Hawthorn (HO425), built in 1888.
(Source: GML Heritage 2022)

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, they do not detract from the presentation of the house.



Figure 7 'Ennis Mount', 5 Rosslyn Street, Hawthorn (HO118)
built in 1885-86. (Source: VHD/Meredith Gould1992)

'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; the side elevation presents as a standard villa form with canted bay and hipped slate roof.



Figure 6 'Kinvonvie', 42 Lisson Grove, Hawthorn (HO87)
built in 1879-80. (Source: VHD/Meredith Gould1992)

'Kinvonvie', 42 Lisson Grove, Hawthorn, is historically significant for its associations with Donald Munro, auctioneer of the successful (then bankrupt) firm of Munro & Baillieu and son of James Munro, Premier of Victoria, founder of the Federal Bank and the New Estate Bank. Both father and son became prominent in the Victorian land boom.

'Kinvonvie' is architecturally significant as an example of the simpler garden villa designs from the 1870s. It is also significant for its contribution to the Victorian Garden Suburb precinct at Lisson Grove.



Figure 7 'Noorac', 23 View Street Hawthorn (HO478), built in 1881–82. (Source: VHD/Lovell Chen 2006)

'Noorac', 23 View Street, Hawthorn, 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, canted-bay Italianate form was a popular option for affluent residents of the area in the latter decades of the nineteenth century. Although altered by the loss of the return verandah and the comparatively 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.

When compared to these examples, 42 Wattle Road is a less architecturally refined example of a late Victorian era Italianate house. While demonstrating some characteristics of the style, these elements have been applied in a standard way. When combined with the overall integrity and intactness of the house, and the fact that the setting of the house has been compromised by the carport and tall front fence, 42 Wattle Road does not meet the threshold of an individually significant place at the local level. Historically, the house is of a later build date (c.1890) and as such it represents the consolidation of residential development in Wattle Road rather than providing evidence of the street's distinctive early development period between the 1850s to 1880s which saw the land use move away from agricultural to residential use.

The place does not compare well to other similar individually significant places in the Heritage Overlay.

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).

N/A

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

N/A

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



N/A

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

N/A

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

Grading and Recommendations

Not 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:

Not applicable.

External paint controls

Is a permit required to paint an already painted surface?

Internal alteration controls

Is a permit required for internal alterations?

Tree controls

Is a permit required to remove a tree?

Solar energy system controls

Is a permit required to install a solar energy system?

Outbuildings and fences exemptions

Are there outbuildings or fences which are not exempt from notice and review?

Victorian Heritage Register

Is the place included on the Victorian Heritage Register?

Prohibited uses may be permitted

Can a permit be granted to use the place for a use which would otherwise be prohibited?

Aboriginal heritage place

Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?

Incorporated plan

Does an incorporated plan apply to the site?

Identified by:

GML 2021



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