

86 Wattle Road

Prepared by: GML Heritage

Address: 86 Wattle Road, Hawthorn 3122

Name: Cloughfin	Survey Date: December 2021
Place Type: Residential	Architect: unknown
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: 1882



Figure 1 86 Wattle Road, Hawthorn. (Source: GML 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).

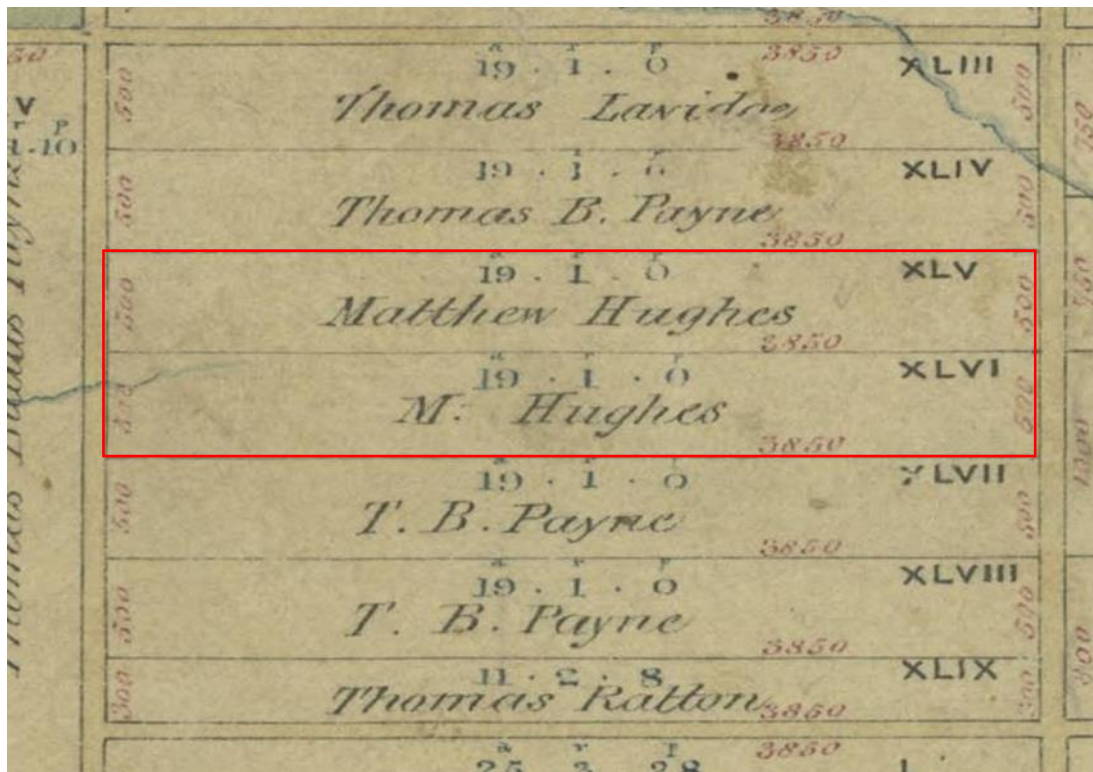


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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

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

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

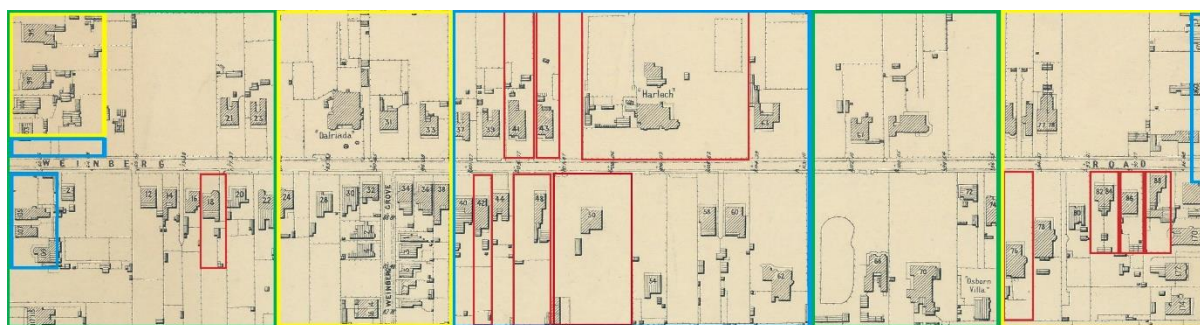


Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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

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

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

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



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

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

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

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

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

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

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

Place History

The property at 86 Wattle Road, Hawthorn, 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 German immigrant Edward Kobelke, who then sold a third of the land to Christian Finger and a third to Johann Fankhauser (McWilliam 1997:30).

Subdivision of the larger allotments continued, and Henry Hearne, gentleman, acquired several lots originally owned by Johann Fankhauser from 1877. These allotments stretched between Weinberg Road (later Wattle Road) and Glenferrie Road to the east and were subdivided again over the coming years.

Charles Edgerton, a printer, purchased part of Lot 5 on 4 February 1882 (CT V1033 F500,

Figure 4). He had a single-storey, double-fronted brick house built on the allotment in the same year (RB). The house may have been designed by significant architect Edmund George Ovey, who advertised a tender notice for a villa residence in Weinberg Road in November 1881 (*Argus*, 1 November 1881:2). Edgerton resided at 86 Weinberg (later Wattle) Road with his family of six until 1890. He later became a councillor and Mayor of Hawthorn (McWilliam 1997:59).

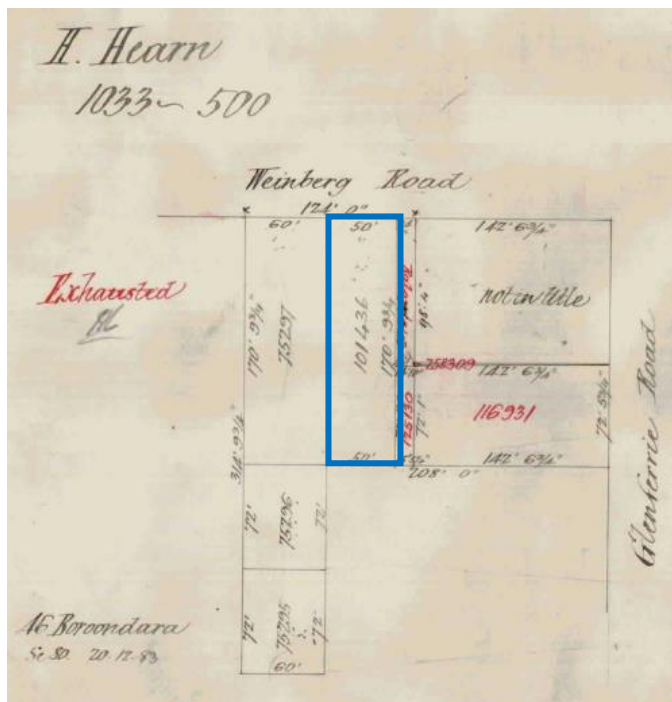


Figure 4 A 50-foot parcel (blue outline) purchased in 1882 by Charles Edgerton, who built the house at 86 Wattle Road on the site in the same year. (Source: CT V1033 F500 with GML overlay)

In 1890 Charles Edgerton sold the house to John O'Connor of Collingwood (McWilliam 1997:59), who resided there for most of the next 25 years until his death in 1914. In 1898 the house was recorded as having 6 rooms and was named 'Cloughfin' (RB 1898).

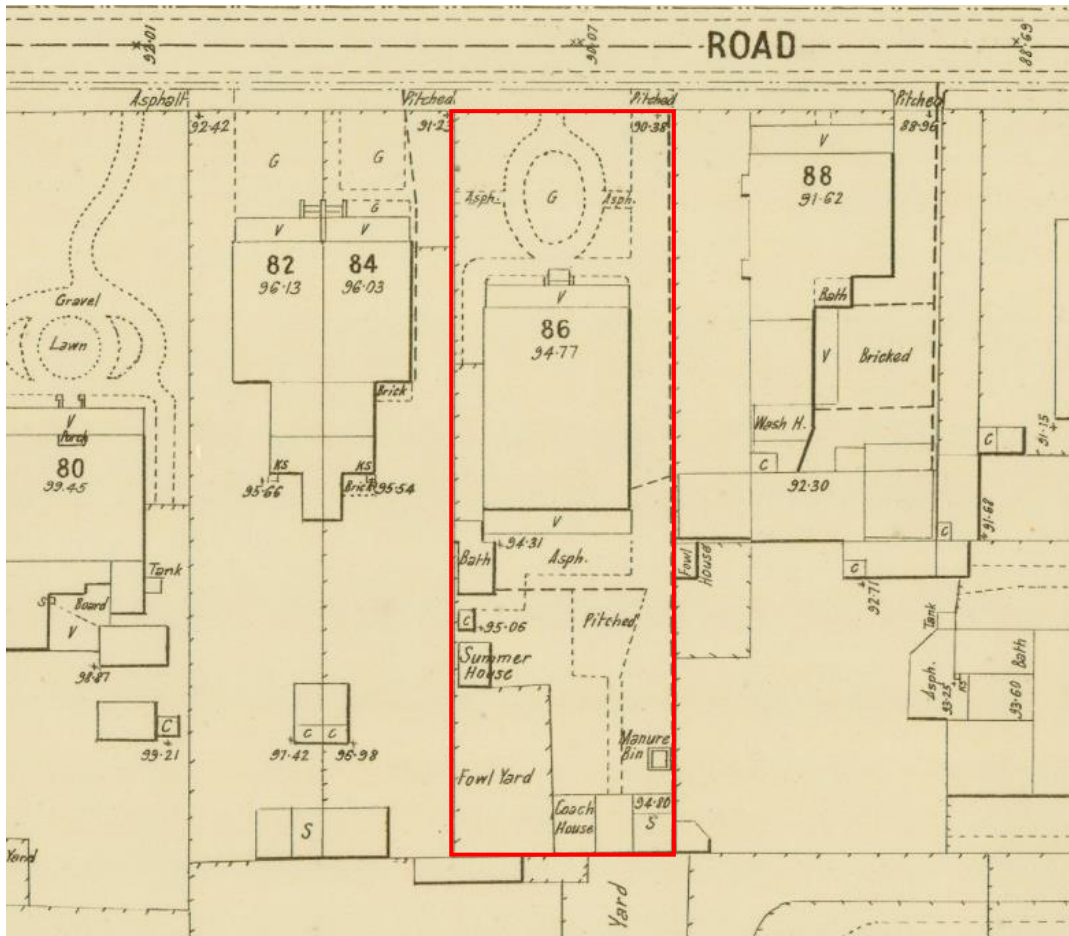


Figure 5 Detail of 86 Wattle Road (outlined in red) from Melbourne and Metropolitan Board of Works detail plan No.1484, City of Hawthorn, 1902–03. The map shows an oval lawn and surrounding asphalt pathway in the front garden and several elements in the rear, including a back verandah, separate bathroom, summer house, coach house and fowl yard. (Source: State Library Victoria with GML overlay)

From 1918 to 1964 the house was sold numerous times and rented out to different tenants (CT V4140 F834; RB; S&McD 1918-1964). In 1964 the property was purchased by a Mrs Altman, who divided its ownership equally between her four children (CT 4140 F834). Mrs Altman resided at the property until at least 1980. The property has not been sold since 1964 (RB; Ancestry 2022).

Council does not hold building card records of alterations or additions being made to the property. Changes visible from the public domain include overpainting of the front façade and concreting of the floor of the front verandah.



Figure 6 The subject site in 1945, marked in blue.
(Source: LANDATA with GML overlay)



Figure 7 The subject site in April 2022. Note the front garden layout with oval pathway as recorded in the MMBW Detail plan in 1902. (Source: Nearmap)

Description

86 Wattle Road, Hawthorn, is a double-fronted single-storey brick villa built in 1882 for printer Charles Edgerton. Located on the southern side of Wattle Road, between Ardene Court and Glenferrie Road, the house has a generous setback from the street with its early garden with large semi-circular lawn and pathway layout still intact (MMBW Detail Plan 1484, 1902–03).

Symmetrical in form with a cast iron verandah across its front, the brick house has a hipped slate roof and is slightly elevated on bluestone foundations. Three extant chimneys are of bi-chromatic bricks. The main hipped roof of the house displays the typical 'M' profile of Victorian-era houses, with a central box gutter. Across the rear of the house a secondary corrugated iron hipped roof appears early, with an extant chimney at its western end.

The house is simply detailed and features shallow boxed eaves, concrete eaves brackets and a simple cornice line of raised brickwork. Under the verandah, a centrally placed four-panel timber front door with a moulded glazed door surround is flanked by double-hung tripartite sash windows with



barley sugar colonettes. The walls have been overpainted. The bichromatic bricks of the chimneys suggest that the original walls under the paint may also feature bichromatic brick.

Key features of the building and landscape include:

- deep front setback with early garden and pathway layout;
- symmetrical built form with slate and corrugated iron hipped roof and shallow boxed eaves, concrete eaves brackets and simple raised brick string course;
- bluestone foundations;
- bichromatic brick walls (front façade overpainted) with cast iron verandah;
- bichromatic brick chimneys with concrete caps;
- four-panelled timber front door with decorative glazed surround;
- tripartite timber double hung sash windows with colonettes (north elevation);
- standard double-hung timber sash windows elsewhere.

Externally the house at 86 Wattle Road, Hawthorn does not appear to have had major alterations or additions since it was built 140 years ago. The form of the early front garden is unaltered from its 1902–03 layout.

Integrity

86 Wattle Road, Hawthorn is highly intact; very few changes to the original or early fabric are visible. The building retains its original built form, roof form, brick walls (now overpainted) and window and door openings and joinery. Original details include its bluestone foundations, slate and corrugated iron hipped roofs, cast iron verandah, eaves brackets, raised brick cornice line and three extant chimneys.

The integrity of the place is enhanced by the retention of the early front garden layout out shown on the 1902–03 MMBW plan. The concrete pathway surface is likely to be early but is not original; the pathway in 1902–03 was asphalt (MMBW). Council holds no building records of alterations or additions to the property. While the overpainting of the brickwork somewhat diminishes the integrity of the place, this is reversible.

Overall, the place has very high integrity.

Comparative Analysis

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

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



development patterns, becoming built out with houses of varying scale, elaboration and allotment sizes.

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

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

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

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

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

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

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

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

Comparable examples to 86 Wattle Road, Hawthorn which have been identified as being Individually Significant within the City of Boroondara, include:



Figure 8 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 9 7 Elphin Grove Hawthorn, built in 1888. (HO425) (Source: VHD/Lovell Chen 2006)

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 10 189 Auburn Road, Hawthorn, built in 1887. (HO433) (Source: VHD/Lovell Chen 2002)

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.



Figure 11 191A and 191B Auburn Road, Hawthorn, built in 1887. (HO434) (Source: VHD/Lovel Chen 2006)

The house at 191A and 191B 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. It is enhanced by its grouping with the matching villas at 189 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing. Though the building has been subdivided to form two dwellings, this has had limited physical impact on the building and its setting. The front garden layout reflects the later subdivision of the building to form two dwellings.



Figure 12 44 Wattle Road, Hawthorn, built in about 1882. (HO137) (Source: GML 2022)

A double-fronted, symmetrical, single-storey rendered villa with timber verandah. Flat-front symmetrical façades as illustrated here were not often used after the 1870s, except on simple, usually weatherboard properties. This property is unusual for its use of the simple 1870s form on a substantial house.

44 Wattle Road is architecturally significant as a particularly fine example of a typical picturesque villa design from the early 1880s.

Discussion

In comparison to the above examples, 86 Wattle Road compares well as a highly intact representative example of an Italianate villa built in the 1880s. As with the other examples, the single storey double-fronted, symmetrical house exhibits key features associated with that building type, including the slate hipped roof, moulded eaves brackets, cast iron verandah, tripartite sash windows and face brick chimneys with cement caps. Although overpainted, the use of bichromatic brickwork is directly comparable to the houses at 189 and 191 Auburn Road (HO433 and HO434).

The house at 86 Wattle Road is set apart from the above examples for its exceptional intactness which includes its original garden setting. The front garden retains its early form, with large semi-



circular lawn and pathway layout (originally asphalt) as evident on the 1902–03 MMBW plan. The form of the garden is typical of Victorian-era suburban houses and villas of the 1880s and 1890s, which were once common. The form of the garden appears to be unaltered.

Apart from the overpainting of the front façade and the cementing of the verandah floor, the house appears to have had no external alterations or additions since it was built 140 years ago.

Overall, 86 Wattle Road, Hawthorn is a particularly fine example of the Victorian-era, double-fronted house type expressed in the Italianate architectural style in its original garden setting. The symmetrical arrangement of the facade, slate hipped roof, eaves brackets, iron verandah, tripartite sash windows and face brick chimneys with cement caps are characteristic of this type and style. With an unusually high level of integrity and intactness, 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).

86 Wattle Road, Hawthorn is of historical significance for the evidence it provides of an early and distinctive phase in the history of suburban development in Hawthorn. Early settlement in this part of Hawthorn along Wattle Road (established in the 1850s and then known as Weinberg Road) was associated with German immigrants who settled and farmed the land there between the 1850s and the early 1880s, establishing small vineyards and market gardens. Henry Hearne, gentleman, acquired several lots from Johann Fankhauser in 1877 and sold the subject site to printer Charles Edgerton in 1882. The Victorian-era house (built in 1882) and garden 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 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).

86 Wattle Road, Hawthorn is of representative significance as a highly intact Italianate villa built in 1882 which retains its original front garden setting and layout. Overall the house demonstrates key characteristics associated with the Italianate style, including its slate hipped roof, moulded eaves brackets, bichromatic brickwork (front façade overpainted), cast iron verandah, tripartite sash windows and face brick chimneys with cement caps. The house and garden are of unusual very high intactness and integrity. The house appears to have had no major external alterations or additions



since it was built 140 years ago. The significance is enhanced by the retention of its original front garden setting which is uncommon for retaining its early form, including the oval lawn and pathway layout as shown on the 1902–03 MMBW plan. The garden form is typical of Victorian era suburban house and villa front gardens. (Criterion D)

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

N/A

CRITERION F: Importance in ... (technical significance).

N/A

CRITERION G: Importance in (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?

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

Elements that contribute to the significance of the place include:

- a deep front setback with early garden and pathway layout
- a symmetrical built form with slate and corrugated iron hipped roof with shallow boxed eaves, concrete eaves brackets and simple raised brick string course
- bichromatic brick walls with cast iron verandah
- extant bichromatic brick chimneys
- the original size and pattern of fenestrations
- tripartite timber double-hung sash windows with colonettes (north elevation); standard double-hung timber sash windows elsewhere
- four-panelled timber front door with decorative glazed surround.

How is it significant?

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

Why is it significant?

86 Wattle Road, Hawthorn is of local historical significance for the evidence it provides of an early and distinctive phase in the history of suburban development in Hawthorn. Early settlement in this part of Hawthorn along Wattle Road (established in the 1850s and then known as Weinberg Road) was associated with German immigrants who settled and farmed the land there between the 1850s and the early 1880s, establishing small vineyards and market gardens. Henry Hearne, gentleman, acquired several lots from Johann Fankhauser in 1877 and sold the subject site to printer Charles Edgerton in 1882. The Victorian-era house (built 1882) and garden 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 A)

86 Wattle Road, Hawthorn is of local representative significance as a highly intact Italianate villa built in 1882 which retains its original front garden setting and layout. Overall the house demonstrates key characteristics associated with the Italianate style, including its slate hipped roof, moulded eaves brackets, bi-chromatic brickwork (front façade overpainted), cast iron verandah, tripartite sash windows and face brick chimneys with cement caps. The house and garden are of unusual very high intactness and integrity. The house appears to have had no major external alterations or additions since it was built 140 years ago. The significance is enhanced by the retention of its original front garden setting, which is uncommon for retaining its early form including an oval lawn and pathway layout as shown on a 1902–03 MMBW plan. The garden form is typical of Victorian era suburban house and villa front gardens. (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:

Context Pty Ltd, 'Hawthorn Heritage Precincts Study' 2009, revised 2012.



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