

88 Wattle Road

Prepared by: GML Heritage

Address: 88 Wattle Road, Hawthorn

Name: House	Survey Date: December 2021
Place Type: Residential	Architect: unknown
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: c.1858



Figure 1 88 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).

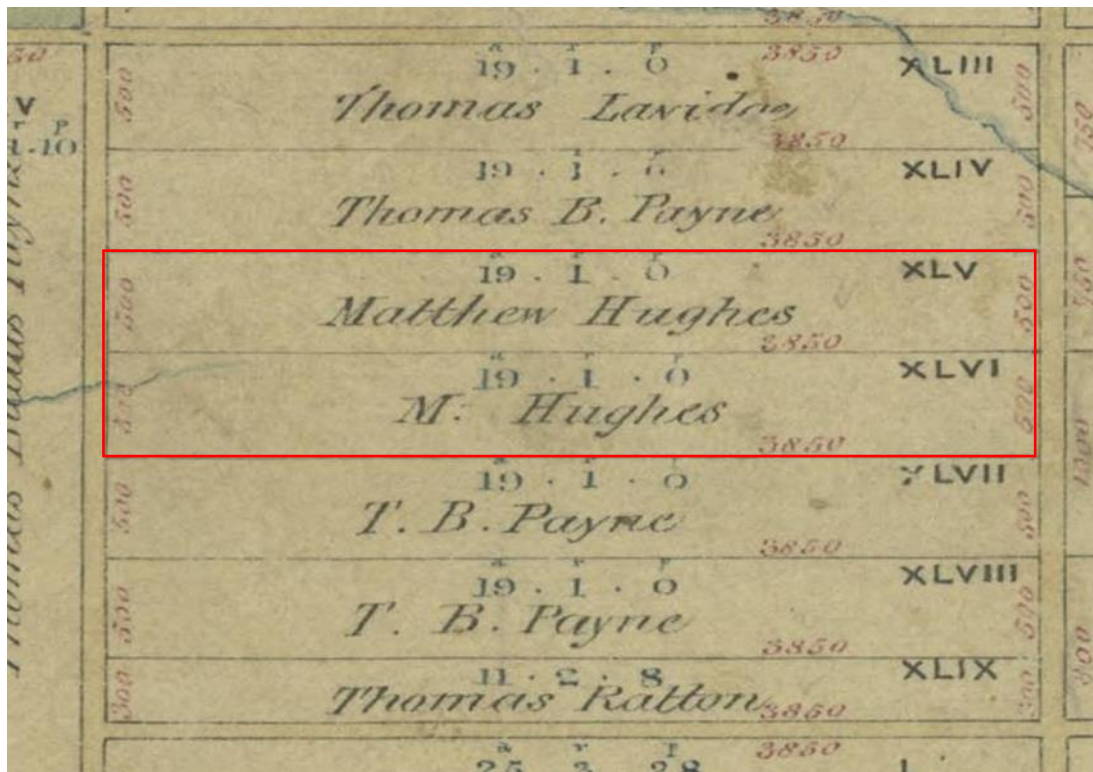


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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.

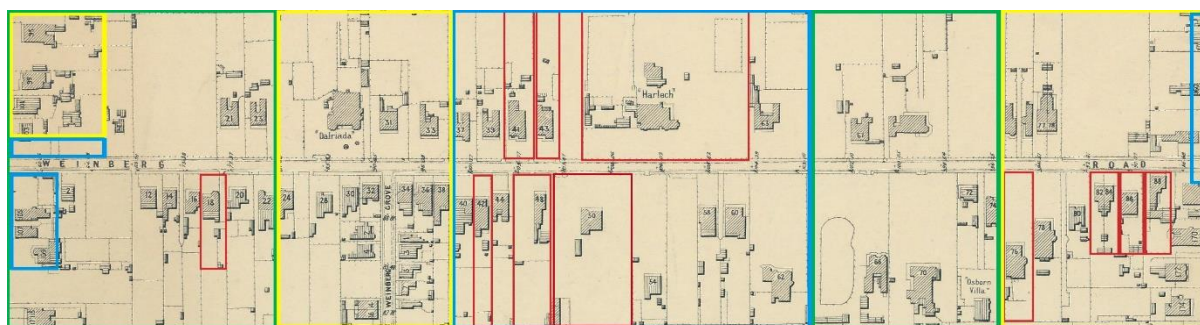


Figure 3 Extract from Melbourne and Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study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

In an early history of Hawthorn, published in 1910, CGA Colles 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 reservoir 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 88 Wattle Road, Hawthorn, is on the south side of Wattle Road, between Glenferrie Road and Ardene Court. The section of the house fronting Wattle Road was built in c.1858 for owner Walter Dudley.

Crown allotments 45 and 46 in the Parish of Boroondara were first offered for sale in 1843. In 1851 they were sold to Edward Kobelke, who then sold a third of the land to Christian Finger and a third to Johann Fankhauser (McWilliam 1997:30).

Finger conveyed his land to his son, Christian Gottlieb Finger in 1853, who extended the size of the allotment by purchasing additional land from Johann Fankhauser (McWilliam 1997:36). The Finger family owned and farmed a number of allotments on Wattle Road and also built several houses in the area between the 1850s and c.1890s (McWilliam 1997: Appendix 1, 5–6).

A small cottage was built by Christian Gottlieb Finger or his half-brother William, a cabinetmaker and builder, around 1856 (McWilliam 1997:36; Gould 1992). Walter Dudley bought the southern part of Finger's allotment in February 1858, and an additional northern section in November 1858, suggesting that the original cottage was situated on the southern part of the allotment (McWilliam 1997:36; Gould 1992). The front section of four rooms was added by Dudley c.1858, and the house was sold to French hotel-keeper and cordial manufacturer Edward Joseph Prevôt in 1862 (Gould 1992). Prevôt is known to have held pigs and other animals on this allotment and on vacant plots nearby which he leased from the Fankhausers (McWilliam 1997:42–43, RB1868–1876).

Henry Hearne purchased the house and large allotment on the corner of Weinberg Road and Glenferrie Road in 1877 (CT V1002 F363, Figure 4). Hearne also purchased additional surrounding lots in June 1878 and re-drew the boundaries of his land in the same year (CT V1033 F500) (Figure 6). By the 1880s the house was advertised for sale and said to have incorporated a servant's room, three-stall stable and coach house, and a croquet lawn. This suggests that the house had been upgraded from its modest beginnings and that its land was no longer being used for agriculture (Figure 5).



Figure 4 Detail of land purchase by Henry Hearne in 1877. (Source: CT V1002 363)



Figure 5 Detail of sale advertisement c.1880s by Batten & Percy, describing land and cottage residence previously owned by Edward Joseph Prevôt for sale. (Source: State Library Victoria)

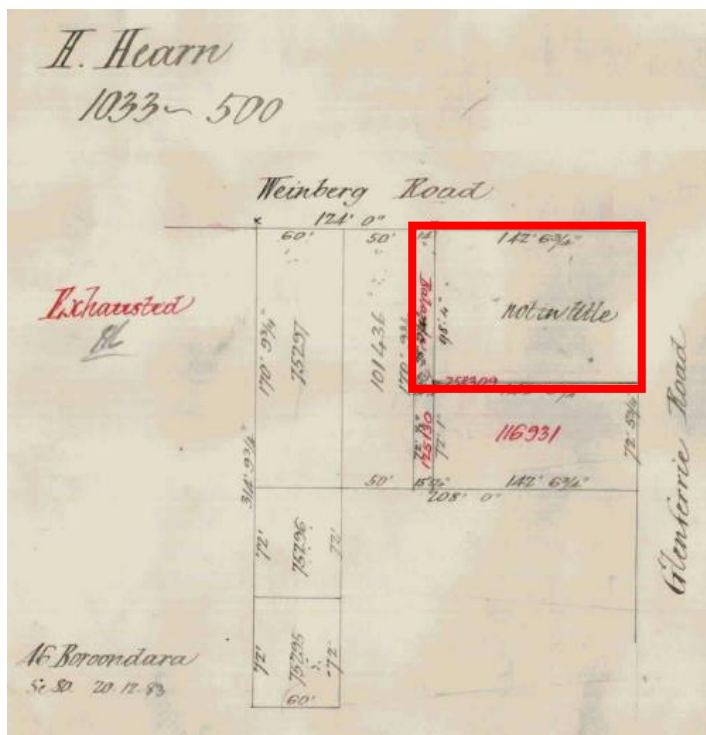


Figure 6 Detail of land purchased by Henry Hearne by 1878. The corner allotment marked 'not in title' had already been purchased by Hearne in 1877. In 1883 Hearne re-drew the boundaries and created a larger corner lot, marked in red, which can also be seen in Figure 7. (Source: CT V1033 F500 with GML overlay)

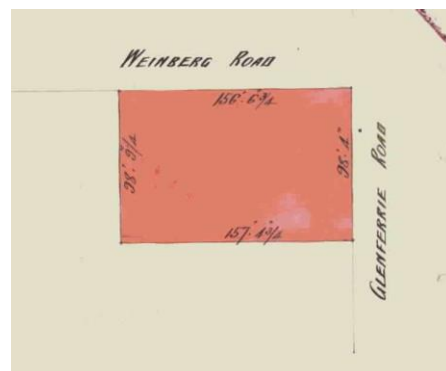


Figure 7 Larger corner allotment owned by Henry Hearne in 1883. (Source: CT V1913 F501)

The new, larger corner allotment on Weinberg and Glenferrie Roads was subdivided again and sold in part to publican John Ormond in May 1887 (CT V1913 F501, Figure 8) then to the McCrackern family in 1888 (CT V1913 F501). The McCrackerns also owned the terrace pair at 82–84 Weinberg Road at around the same time (CT V1389 F633).

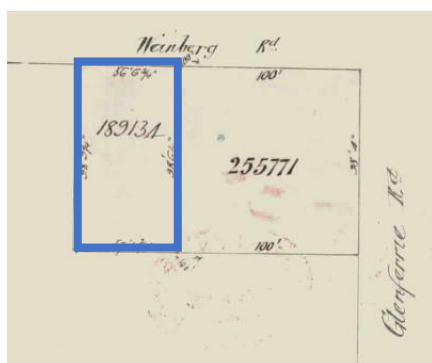


Figure 8 Part of Henry Hearne's allotment (blue outline) purchased by John Ormond in 1887. (Source: CT V1913 F501 with GML overlay)

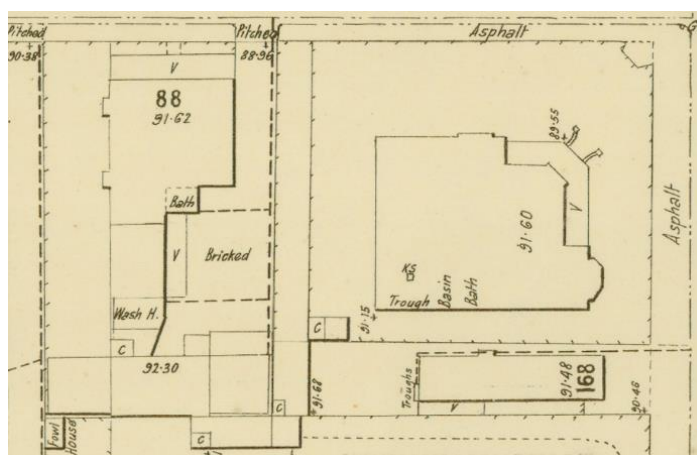


Figure 9 Detail from Melbourne and Metropolitan Board of Works detail plan No.1484, City of Hawthorn, 1902, showing corner site seen in Figure 8 with dwellings and outbuildings in existence by 1902. (Source: State Library Victoria)

Between 1905 and 1944, 88 Wattle Road changed hands numerous times. The exterior of the house was modified in 1941. An article in the November 1941 issue of *Australian Home Beautiful* magazine features photographs of the house before and after the changes, with a description of works undertaken by the owner (Gould 1992). The most notable external modification of the house was the removal of its original verandah and the addition of a new porch and shutters. The original verandah posts were re-used for the new porch (Figure 12).



Figure 10 1941 feature article on 88 Wattle Road, Hawthorn. (Source: *The Australian Home Beautiful*, November 1941, page 22)



Figure 11 1941 feature article on 88 Wattle Road, Hawthorn. (Source: *The Australian Home Beautiful*, November 1941, page 23)

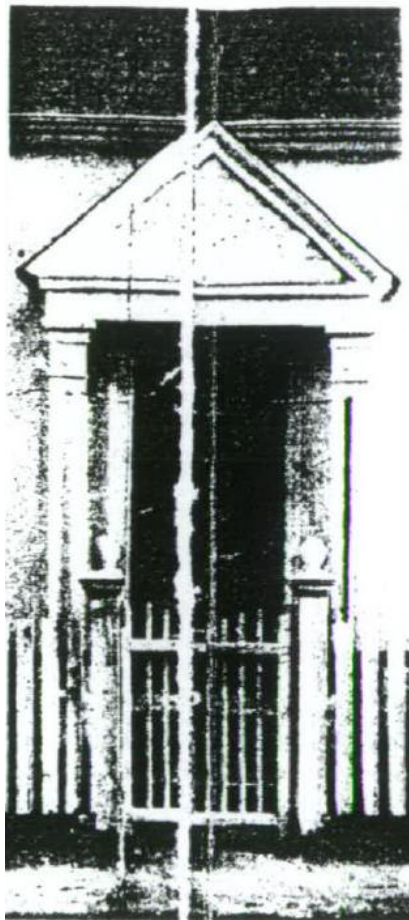


Figure 12 Detail of the new portico which replaced the original verandah. Note the original verandah posts re-used for the porch. (Source: Gould 1992)

Throughout the next decades 88 Wattle Road changed hands numerous times, and successive alterations and additions were made either internally or toward the rear. The most recent significant alteration to the property appears to have been in 1991 with the addition of a two-storey extension at its rear.



Figure 13 88 Wattle Road, Hawthorn, in October 1962.
(Source: State Library Victoria / John T. Collins)



An old Hawthorn vineyard

Figure 14 Excerpt from an article published in *The Age* in 1975, describing the history of the house in advance of a sale on the same day. (Source: *Age*, 8 November 1975)



Figure 15 Rear of 88 Wattle Road, showing the 1990s rear two-storey extension. The original roof form of the house is still legible and the two chimneys along the western elevation are extant. (Source: Nearmap 2021)

Summary of changes made to the property

The front four rooms of the house were built c.1858 and originally featured a front verandah supported by four posts.

In 1941 the verandah was removed and replaced by a Georgian-style portico supported by two of the original posts which originally supported the verandah, with two rear pilasters built into the house façade. Window shutters and a new timber door were added at the same time, and the front entrance gate was moved to the centre of the front elevation (Figure 12). The portico, posts, front door, French doors, window shutters and position of the front gate have remained in place since 1941. The 1941 works also uncovered an entrance to a cellar, below the rear door (Gould 1992).

A rear extension was added in January 1974, with additional work including replumbing and rewiring (BP).

In 1991 the original extension was demolished and a new double-storey extension was added, while an internal wall, 12-paned sash window and casement window originally found on the eastern elevation were removed (Gould 1992).

The front timber fence was replaced in 1993 (Gould 1992; BP), and original stables at the rear of the property were converted to a workshop sometime prior to November 1993 (Age, 6 November 1993:61). These stables do not appear to exist now.

Description

The house at 88 Wattle Road, Hawthorn, is a single-storey, double-fronted, rendered brick dwelling built c.1858. Located on the southern side of Wattle Road, between Ardene Court and Glenferrie Road, the house is situated close to the street boundary and sits behind a low timber picket fence.

Overall the house has a simplicity in detail and elegance in form that is representative of its early build date.

Symmetrical in form, the house sits beneath a hipped slate roof with boxed eaves and features two substantial chimneys along its western elevation, both with corbelled brick caps. The front verandah has been replaced by a Georgian-style porch with a gabled slate roof. The slender timber supporting posts, split to appear as two posts with a simple moulded capital with a rosette, have been re-used from the original verandah. French doors with timber shutters are situated on either side of the entrance. The front door under the porch has four panels, and all window and door openings are surrounded by moulded cement architraves.

A double-storey extension was added to the rear of the property in 1991 and can be seen when viewing the house from the east and west.

Key features of the building and landscape are:

- siting of the house close to the street frontage;
- symmetric built form;
- hipped slate roof with shallow boxed eaves;
- rendered brick chimneys with decorative caps;

- original pattern of window and door openings;
- mould cement architraves around openings;
- timber posts to the front porch.

Although the front and French doors were added in the 1941 renovations, they are sympathetic to the original design of the house.

Integrity

88 Wattle Road, Hawthorn, is relatively intact, although some changes to the original or early fabric are visible. The building retains its original built form, slate roof form and rendered brick walls. Original details include the original pattern of window and door openings, moulded cement architraves, two extant chimneys and timber porch posts which supported the original verandah.

Although the removal of the original verandah and the construction of a replacement portico somewhat diminishes the integrity of the place, the original posts remain and the verandah could be easily re-instated.

Overall the house is of high integrity and remains legible as a mid-Victorian dwelling.

Comparative Analysis

88 Wattle Road, Hawthorn, is the earliest house to survive in the street and is one of the oldest houses in Hawthorn. The original cottage on the site was built sometime around 1856, and four front rooms were added around 1858. It is these front rooms that remain today.

Several houses in the Heritage Overlay represent the early development of Hawthorn between 1850 and 1870. These are generally substantial residences built for notable pioneering families who chose to build in Hawthorn at a time when it grew from a small village into a prestigious garden suburb. Examples include 'The Hawthorns', 5 Creswick Street, Hawthorn, c.1845–52 (VHR H457, HO39); 'Invergowrie', 21 Coppin Grove, Hawthorn, 1851 (VHR H195, HO36); 'Auburn House' c.1851 and extended in 1856 and 1863 (HO164); 'Carrigal', 18–20 Mason Street, Hawthorn, 1861 (HO96); and 'Hirschell' c.1868, altered in the 1920s (HO469). None of these places is directly comparable to the subject site as they are all substantial mansion houses built originally on large estates.

There are few directly comparable places to 88 Wattle Road in the Heritage Overlay. The most comparable place on the Heritage Overlay for its build date (1861–71) and scale is the former 'Invergowrie Lodge', 8 Palmer Place, Hawthorn; however that place has finer details, including Gothic detailing to its gable ends and scalloped roof slates. A further distinction is that it was built as a gatehouse for a larger estate, whereas the subject place was built as a single house.



Figure 16 The former 'Invergowrie Lodge', 8 Palmer Place, Hawthorn (VHR H0517, HO23), built between 1861 and 187 (Source: VHD/Peter Brooks 2007).

The former 'Invergowrie Lodge' is of historic importance because of its association with Sir James Palmer and his Burwood estate. The former lodge is also historically important in illustrating the size of Palmer's original estate prior to its subdivision and creation of the St James Estate by the second owner of Burwood, the theatrical entrepreneur George Coppin. The former 'Invergowrie Lodge' is architecturally important in exhibiting fine Gothic detailing to the roof and chimneys, and for its picturesque plan and form.

The following two places in the vicinity of 88 Wattle Road are said to incorporate early buildings that date from the early German migrant occupation of the land.



Figure 17 'Knottywood', 61 Wattle Road, Hawthorn (HO429), built in 1868 (possibly incorporating an earlier 1863 kitchen) (Source: VHD / Lovell Chen 2006)

'Knottywood', 61 Wattle Road, Hawthorn (1868), is of local historical and architectural significance. It is associated with an early phase in Hawthorn's history, specifically with the establishment of a German migrant settlement around Weinberg Road (prior to the transition to garden suburb during the 1870s) and the subsequent development of this settlement. Developed in a series of phases and possibly incorporating an early kitchen wing to the rear (1863), 'Knottywood' is one of a small surviving group of Hawthorn properties whose form and generous setting demonstrate the early development of the area for small-scale farming pursuits.



The property at 4 Ardene Court, Hawthorn, is of historical and architectural significance at a local level. It is of historical significance due to its association with the German farming community of the mid-nineteenth century in this area of Hawthorn. The dwelling, which is an evolved structure with the principal components dating from the 1860s to the 1880s, demonstrates aspects of the transformation of the property from its early association through to its location in a more established garden suburb by the late nineteenth century.

Figure 18 Ardene, 4 Ardene Court, Hawthorn (HO431), built in 1864 (additions 1881) (Source: VHD / Lovell Chen 2006)

While these places are comparable historically to the subject site for their connection to the early German migrant settlement along Wattle Road, architecturally they are evolved dwellings and they appear from the public domain to be much later developments.

Further afield in Boroondara, there are few examples of early houses dating from the 1850s–1870s. The most comparable of these to the subject place provide evidence of their local area's nineteenth century agricultural origins.



Figure 19 192 Doncaster Road, Balwyn North, built 1856–57, which has been recommended for inclusion on the Heritage Overlay. (Source: VHD / Jon James 2016)

192 Doncaster Road, Balwyn North, is a single-storey early Victorian stone cottage with a steep hipped roof clad in corrugated galvanised iron and a symmetrical double-fronted facade comprising a recessed front porch flanked by shuttered multi-paned windows. The house is historically significant for its ability to provide rare evidence of the earliest phase of post-contact settlement in the study area. Dating to 1856–57, the house is associated with the early subdivision and initial private sale of the land that formerly constituted Elgar's Special Survey, which was reserved in 1841.



Figure 20 The former Fankhauser farmhouse, 224 Belmore Road, Balwyn, built in the 1870s–80s. It has been recommended for inclusion on the Heritage Overlay. (Source: VHD / Jon James 2016)

224 Belmore Road, Balwyn, is a single-storey, double-fronted, bichromatic brick Victorian villa with a hipped roof and symmetrical façade. The house is historically significant for associations for its original occupants, the Fankhauser family, whose name recurs throughout the history of the study area in the late nineteenth and early twentieth century. Originally from Germany, the family initially settled in Hawthorn and moved thence to Balwyn in 1860, where they were among the first to take up agricultural pursuits (notably orcharding) on a commercial scale. With other members of the family settling in Doncaster, the Fankhausers are acknowledged as significant pioneers of farming across Melbourne's entire eastern suburbs.



Of these examples, 88 Wattle Road is most comparable to 192 Doncaster Road, Balwyn North. Both houses share a similar build date and built form (symmetrical double-fronted façade with hipped roof and central entry flanked by single window openings) and are associated with the early subdivision of Crown allotments.

88 Wattle Road is historically connected to the Fankhauser farmhouse as it is built on part of Johann Fankhauser's land in Wattle Road, Hawthorn, which the Fankhausers owned before settling in Balwyn. Architecturally the Fankhauser farmhouse in Balwyn differs from 88 Wattle Road because it dates from a later period, having replaced an earlier cottage.

Overall 88 Wattle Road is a rare surviving house dating from the 1850s that demonstrates the early development of Hawthorn. It evidences the early subdivision of land along Wattle Road and is associated with the German farming community of the mid-nineteenth century in this area. It is believed to be the earliest surviving house associated with this connection. It is unusual in the Hawthorn context for its scale and restrained level of architectural detail as most houses that survive from this period are substantial residences that were built for notable pioneering families who chose to build in Hawthorn at a time when it grew from a small village into a prestigious garden suburb.

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).

88 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.

Built on land associated with the early German families (Fankhauser and Finger) who settled and farmed the land along Wattle Road, the cottage at 88 Wattle Road was built c.1858 for Walter Dudley, initially as an addition to the front of an earlier small cottage built in 1856 by the Finger family (now demolished). This mid Victorian-era house (built 1858) illustrates the initial agricultural land use prior to its transition to a garden suburb during the 1870s.

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).

88 Wattle Road, Hawthorn, is significant as an early and relatively intact mid Victorian cottage built c.1858. Overall the house demonstrates key characteristics associated with small cottages built at this time, including its symmetrical built form, hipped slate roof, rendered brick walls, extant timber verandah posts, vertically proportioned window openings, restrained use of applied mouldings and substantial rendered brick chimneys with corbelled brick caps. Its restrained use of applied decoration and simple, yet elegant proportions are typical of early cottages built in Victoria, which reference Georgian influences brought to the colony, prior to the influences on residential architecture associated with gold rush prosperity. (Criterion D)

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

N/A

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

N/A

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

N/A

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

N/A



Statement of Significance

What is significant?

88 Wattle Road, Hawthorn, built c.1858, is significant.

Elements that contribute to the significance of the place include:

- the symmetric built form
- the hipped slate roof with shallow boxed eaves
- rendered brick chimneys with decorative caps
- the original pattern of window and door openings
- mould cement architraves around openings
- timber posts to the front porch.

The two-storey rear addition added to the house in the 1990s is not significant.

How is it significant?

88 Wattle Road, Hawthorn, is of local historical and representative significance to the City of Boroondara.

Why is it significant?

88 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.

Built on land associated with the early German families (Fankhauser and Finger) who settled and farmed the land along Wattle Road, the cottage at 88 Wattle Road was built c.1858 for Walter Dudley, initially as an addition to the front of an earlier small cottage built in 1856 by the Finger family (now demolished). This mid Victorian-era house (built 1858) illustrates the initial agricultural land use prior to its transition to a garden suburb during the 1870s. (Criterion A)

88 Wattle Road, Hawthorn, is significant as an early and relatively intact mid Victorian cottage built c.1858. Overall the house demonstrates key characteristics associated with small cottages built at this time, including its symmetrical built form, hipped slate roof, rendered brick walls, extant timber verandah posts, vertically proportioned window openings, restrained use of applied mouldings and substantial rendered brick chimneys with corbelled brick caps. Its restrained use of applied decoration and simple, yet elegant proportions are typical of early cottages built in Victoria, which reference Georgian influences brought to the colony, prior to the influences on residential architecture associated with gold rush prosperity (Criterion D)

Grading and Recommendations

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

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

Identified by:

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



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