URBAN PLANNING DELEGATED COMMITTEE

AGENDA

(Open to the public)

6.30pm, Monday 2 October 2023

Council Chamber, 8 Inglesby Road, Camberwell

Date of Issue: 22 September 2023

Please note: No audio, video, photographic or any other recording of proceedings at Council or Delegated Committee meetings is permitted without written authority from Council.

Order of Business

1 Adoption and confirmation of the minutes of the Urban Planning Delegated Committee meeting held on 18 September 2023

2 Declaration of conflict of interest of any councillor or council officer

3 Presentation of officer reports

3.1 Wattle Road Heritage Study - Preliminary Consultation Outcomes and Request for Authorisation

3.2 VPP reform - Modernising sign requirements - Discussion Paper August 2023

4 General business

5 Urgent business

6 Confidential business

7 Close of meeting

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3 Presentation of officer reports

3.1 Wattle Road Heritage Study - Preliminary Consultation Outcomes and Request for Authorisation

Executive Summary

Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of the preliminary consultation process on the draft Wattle Road Heritage Study. The report also seeks a resolution to commence the planning scheme amendment process to implement the recommendations.

The draft Wattle Road Heritage Study has identified fifteen (15) individual properties and two small precincts in Wattle Road, Hawthorn.

Background

In March 2021, a request was received from residents seeking an investigation of the heritage significance of properties in Wattle Road, Hawthorn. GML Heritage was engaged to carry out an investigation and to determine whether:

1. There is justification for a heritage precinct to be identified over all properties in the street, or properties in a section of the street.
2. There are individual properties on Wattle Road, Hawthorn which should be included in the Heritage Overlay.

While the preliminary investigation did not find strategic justification for a heritage precinct covering all properties in Wattle Road, Hawthorn, it did identify select individual properties and two smaller precincts which warranted protection through inclusion in the Heritage Overlay. GML Heritage has prepared draft citations for the identified properties.

Key Issues

Preliminary consultation was carried out on the draft citations from 10 February to 22 April 2023. Council received 124 responses to the draft citations through the preliminary consultation process, including:

- 95 submissions requesting changes to the recommendations.
- 29 submissions supporting the recommendations.

Key issues raised in the submissions include:

- Objections to the process leading to the Wattle Road Heritage Study.
- Requests for a street-wide heritage precinct.
- Impacts on property values.
- Unfair limitations on development potential.
- Objections to specific properties being recommended for heritage protection.
- Requests for a review of the zoning of the area.

A summary of all submissions received, as well as a response to the points raised, is included at **Attachment 1**.

Following a review of submissions received, Council's heritage consultants are recommending the following changes to the draft Wattle Road Heritage Study:

1. Updating the citation for 18-20 Burton Avenue, Hawthorn to:
    a. Note that the original clotheslines have been removed.
2. Updating the citation for 51-53 Wattle Road, Hawthorn to:
    a. Reflect changes made to the entry.
    b. Note the re-tiling of the front entry porch.
    c. Note that certain planes of the roof have had their slate replaced by corrugated iron.
    d. Reflect changes made as documented in 1998 building permit documentation.
3. Updating the citation for 48 Wattle Road, Hawthorn to:
    a. Include mention of the carport.
    b. Include the window along west elevation.
    c. Note that the front verandah tiles are not original.
4. Updating the citation for the Wattle Grove, Hawthorn Precinct to:
    a. Ensure 5 Wattle Grove is consistently referred to as a timber house and that it has been re-clad.
5. Updating the citation for 18 Wattle Road, Hawthorn to:
    a. Reflect that the springer blocks have been potentially altered and to remove reference to them in the '*what is significant'* section of the Statement of Significance.
6. Updating the citation for 57 Wattle Road, Hawthorn to:
    a. Refer to the house as being of brick and brick veneer construction.
    b. Note changes to the landscape.
    c. Remove dwarf piers from the list of elements that contribute to the significance.
    d. Remove reference to red being an original colour of the pillars in the citation.
    e. Note reduction in the height of the vertical grills either side of the front door.
    f. Remove reference to the rear pillars being evenly spaced.
    g. Remove reference to the pool house being used as a gym.

<u>Next Steps</u>

Officers recommend the UPDC resolve to adopt the draft Wattle Road Heritage Study and to write to the Minister for Planning to seek authorisation to prepare and exhibit a planning scheme amendment to introduce a Heritage Overlay based on the recommendations.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the Draft Wattle Road Heritage Study.

2. Endorse the officers' response to the preliminary feedback received and recommended changes to the draft Wattle Road Heritage Study outlined in **Attachment 1**.

3. Adopt the Wattle Road Heritage Study contained at **Attachment 3**.

4. Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include properties identified in the Wattle Road Heritage Study in the Heritage Overlay.

5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.

6. Authorise the Director Urban Living to:
   a. Undertake administrative changes to the amendment that do not change the intent of the amendment.
   b. Undertake any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the preliminary consultation process and key issues raised in the feedback to the draft Wattle Road Heritage Study.
- Respond to the key issues raised and summarise any changes made to the draft Wattle Road Heritage Study as a result of the feedback.
- Seek a resolution from the Urban Planning Delegated Committee (UPDC) to write to the Minister for Planning to seek authorisation to prepare and exhibit a planning scheme amendment to implement the recommendations of the Wattle Road Heritage Study.

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

Boroondara Community Plan 2021-2031

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

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

Specifically, the amendment implements the following strategy:

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

Heritage Action Plan 2016

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

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

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

Boroondara Planning Scheme

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

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

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

Plan Melbourne 2017-2050

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

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

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

Planning and Environment Act 1987

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

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

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

3. Background

Community nomination and heritage investigation

In March 2021, a request was received from residents seeking an investigation of the heritage significance of properties in Wattle Road, Hawthorn. GML Heritage was engaged to carry out an investigation and to determine whether:

1. There is justification for a heritage precinct to be identified over all properties in the street, or properties in a section of the street.
2. There are individual properties on Wattle Road that should be included in the Heritage Overlay.

While the preliminary investigation did not find strategic justification for a heritage precinct covering all properties in the street, it did identify select individual properties and two smaller precincts which warranted protection through the Heritage Overlay. GML Heritage has prepared draft citations for the identified properties.

Preliminary consultation/exhibition process

Preliminary consultation was carried out on the draft citations from 10 February to 22 April 2023. This consultation process included:

- Written notification to all property owners and occupiers within the study area, which included all properties in Wattle Road, Hawthorn.
- Publishing a dedicated web page on Council's website.

4. Outline of key issues/options

Preliminary consultation outcomes

Council received 124 responses to the draft citations through the preliminary consultation process, including:

- 95 submissions requesting changes to the recommendations.
- 29 submissions supporting the recommendations.

A summary of each submission and officer response is provided in the detailed table at **Attachment 1**. In addition, the key issues raised in the submissions are summarised below with a detailed response from officers.

One submission related to the property at 86 Wattle Road, Hawthorn. This submission and property were considered by the UPDC at the meeting of 5 June 2023. The submission has not been included in this report.

Key issues raised

There are a number of key issues raised throughout the feedback received. These are discussed in detail below.

Objections to the process leading to the Wattle Road Heritage Study

A number of submissions raised concerns with the process which led to the heritage investigation including concern that the process was being undertaken at the behest of a small number of residents.

While the decision to engage GML Heritage to carry out the investigation was made following a request from community members, the findings of the investigation have been made independently. GML Heritage carried out the investigation and prepared draft citations in accordance with *Planning Practice Note 1: Applying the Heritage Overlay*.

The investigation was not carried out according to the specifications of community members, nor was GML Heritage instructed to make specific findings in the investigation.

Some submitters have also raised objections to the investigation on the grounds the street has been investigated in previous studies, and the findings of the investigation differ from previous studies which had not recommended heritage protection for any of the nominated properties.

It is acknowledged that there have been previous heritage studies of Wattle Road, Hawthorn, and that those previous studies had not recommended heritage protection for the area, either through single or multiple heritage precincts, nor individual properties. However, the findings of previous studies are not binding, and can be revisited or reinvestigated as time passes, or new evidence is discovered.

GML Heritage has carried out this investigation and prepared draft heritage citations which outline their findings and recommendations.

Request for a street-wide heritage precinct

A large number of submissions requested adoption of an alternative heritage precinct citation, prepared by Mr Graeme Butler. The citation prepared by Mr Butler proposes a heritage precinct including most of the properties in Wattle Road, Hawthorn within the Heritage Overlay. This was sought by submitters on the basis it would provide protection for a greater number of properties beyond those identified by GML Heritage.

The precinct citation put forward by Mr Butler proposes to include approximately 94 properties within a Wattle Road Precinct. The proposed extent is shown below:

GML Heritage reviewed the proposed precinct citation and provided the following response:

Having reviewed Mr Butler's preliminary data, and considered this and Mr Butler's recommendations in the context of our assessment, we stand by the Wattle Road & Environs, Hawthorn Heritage Review's conclusions and don't believe the Wattle Road area warrants re-assessment as a potential precinct.

While Mr Butler's submission provides new information on the properties at 34 and 74 Wattle Road, the balance of the information presented by Mr Butler is consistent with the evidence gathered, analysed and assessed in the two stages of the Wattle Road & Environs Heritage Review by GML. We note that in large part, our opinions are consistent with Mr Butler's with regards to gradings for individual properties. Our opinions differ with regards to the heritage cohesiveness of Wattle Road and the street's ability to be understood as a precinct as experienced on the ground.

The full response to the proposed precinct citation is included in **Attachment 2**.

It is recommended that the UPDC does not adopt the precinct citation prepared by Mr Butler but rather adopts the heritage citations prepared by GML Heritage.

Detrimental impact on property value

Some submitters are concerned the value of their property will reduce significantly, if it is included in a Heritage Overlay.

Unfortunately, any potential private economic impacts are not a valid consideration when determining whether a property should be included in the Heritage Overlay.

The purpose of the Heritage Overlay is to recognise places of identified heritage significance. Challenges to the proposed inclusion of properties within the Heritage Overlay must be based around the significance of those places.

Planning panels for various heritage amendments have considered the private economic impacts. The Panels have consistently concluded that impacts on land values or the individual financial circumstances of the landowner are outside the scope for consideration (e.g. Melbourne C207 Panel and Moreland C149 Panel). The valid test for the application of the Heritage Overlay is whether a property has recognised heritage value that is suitable of protection and enhancement. If so, the Heritage Overlay should be applied.

Despite the above, an increasing amount of research on the impact of heritage controls on property values has been undertaken both nationally and internationally. To date the results of these studies are inconclusive and suggest heritage controls are only one of many factors that could contribute to increased property values through the preservation of buildings or streetscapes for example.

Ultimately, it is difficult to estimate the specific effect of including a property in the Heritage Overlay since heritage controls do not prohibit development, subdivision or demolition but do require that planning approval be obtained.

The Heritage Overlay will also have positive social effects on the wider community by identifying and facilitating the preservation of buildings which provide a valuable and recognisable contribution to the area and in some case may in fact results in increased property values.

The introduction of heritage controls will provide greater certainty to residents, property owners, and prospective purchasers. All relevant parties will have the opportunity to consider the recommendations during the planning scheme amendment process. However, it is accepted that the timing of such studies will not always align with landowner intentions for their properties and that it may influence change to those plans. Unfortunately, the process of applying a Heritage Overlay needs to be commenced at some point and is a reality of the process of undertaking a planning scheme amendment.

Unfair limitation on future redevelopment plans

A number of submitters have objected to the application of a Heritage Overlay to their property on the basis it will prevent the redevelopment of the property either in the form of extensions to the existing dwelling or full demolition and construction of a new replacement dwelling.

The potential impacts on any redevelopment plans the owner may have are not a valid consideration when deciding whether a Heritage Overlay should be applied.

The purpose of the Heritage Overlay is to ‘conserve and enhance places of identified heritage significance’. The Heritage Overlay has been developed to implement the following objectives of the Act:

- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other special cultural value […]

- (g) to balance the present and future interests of all Victorians […]

Together with Section 6(1) of the Act these objectives place an obligation on Council to identify and protect sites of heritage significance.

It is acknowledged that the introduction of a Heritage Overlay is an additional layer of planning control. However, it does not prohibit alterations or additions, but triggers the requirement for a planning permit for such development and associated works. The planning permit process is necessary to ensure that any proposed works do not detrimentally impact the significant features of heritage places. The Heritage Overlay can only be applied to places of identified heritage significance and cannot be misused as a form of development or 'neighbourhood character' control.

Requests for a review of the zoning of the area

A number of submissions requested properties in Wattle Road, Hawthorn be rezoned from the General Residential Zone (Schedule 2) to the Neighbourhood Residential Zone in order to limit development potential along Wattle Road.

The current residential zones in Boroondara were introduced in June 2014 through Amendment C190, which implemented the new format residential zones. The zones were implemented with reference to the Boroondara Neighbourhood Character Study, with the aim of protecting the identified neighbourhood character of areas.

The majority of properties in Wattle Road, Hawthorn are within the General Residential Zone Schedule 2 (GRZ2).

The purpose of the GRZ2 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

At the time of introduction, the GRZ2 specified a mandatory maximum building height of 10.5 metres. This has subsequently been modified by the Minister for Planning through Amendment GC172. The mandatory maximum building height for residential development in the GRZ is now 11 metres and three storeys.

The purpose of the Neighbourhood Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*

- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The Neighbourhood Character Precinct which includes Wattle Road, Hawthorn was identified as containing a high presence of multi-unit apartments and some 2- and 3-storey units and apartments. On that basis, it was determined that the most appropriate zone for this area was the GRZ2.

It is not proposed to review or alter the current zone through this heritage investigation.

Status of heritage protection for 76 Wattle Road, Hawthorn

A number of submissions raised concerns over the status of 76 Wattle Road, Hawthorn and asked that it be included in the Heritage Overlay to protect it from a proposed development.

The property at 76 Wattle Road, Hawthorn was identified as having individual heritage significance through the draft Wattle Road Heritage Study. At that time a planning permit application proposed development of ten dwellings on the site that implied the demolition of the existing dwelling.

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

On 18 July 2022, the UPDC resolved to apply to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to introduce a Heritage Overlay over the property on a permanent basis.

On 31 October 2022, officers of the (then) Department of Environment, Land, Water and Planning (DELWP) under delegation from the Minister for Planning refused authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over 76 Wattle Road on a permanent basis.

The reasons for the refusal were:

- 76 Wattle Road, Hawthorn has been considered in multiple heritage studies since 2006, including recently as part of the City of Boroondara Municipal-Wide-Heritage Gap Study Volume 3: Hawthorn, adopted by council in 2018. These studies concluded that 76 Wattle Road, Hawthorn does not meet the threshold for individual heritage significance.
- The heritage citation and statement of significance conclude that the site is of individual heritage significance, but did not provide sufficient new evidence (not considered by earlier studies) to support this conclusion.
- The application of the Heritage Overlay to 76 Wattle Road, Hawthorn has not been sufficiently justified, noting the findings of previous heritage studies and the absence of new evidence about the potential heritage significance of the property.

On 20 March 2023 the Minister for Planning refused Council's application for an interim Heritage Overlay over 76 Wattle Road, Hawthorn. As a result, Council was required to issue consent to the demolition of the property.

As 76 Wattle Road has already been the subject of amendment processes for both interim and permanent Heritage Overlays, there are no further avenues available to Council to place a Heritage Overlay over the property. On that basis, it has not been included in the Wattle Road preliminary consultation, and it is not proposed to include it in any planning scheme amendment process that arises from this consultation process.

Changes to citations

Following a review of the feedback received during the consultation period, Council's heritage consultant has recommended the following changes to the draft citations:

1. Updating the citation for 51-53 Wattle Road, Hawthorn to:
    a. Reflect changes made to the entry.
    b. Note the re-tiling of the front entry porch.
    c. Note that certain planes of the roof have had their slate replaced by corrugated iron.
    d. Reflect changes made as documented in 1998 building permit documentation.
2. Updating the citation for 48 Wattle Road, Hawthorn to:
    a. Include mention of the carport.
    b. Include the window along west elevation.
    c. Note that the front verandah tiles are not original.
3. Updating the citation for the Wattle Grove, Hawthorn Precinct to:
    a. Ensure 5 Wattle Grove is consistently referred to as a timber house and that it has been re-clad.
4. Updating the citation for 18 Wattle Road, Hawthorn to:
    a. Reflect that the springer blocks have been potentially altered and to remove reference to them in the '*what is significant'* section of the Statement of Significance.
5. Updating the citation for 57 Wattle Road, Hawthorn to:
    a. Refer to the house as being of brick and brick veneer construction.
    b. Note changes to the landscape.
    c. Remove dwarf piers from the list of elements that contribute to the significance.
    d. Remove reference to red being an original colour of the pillars in the citation.
    e. Note reduction in the height of the vertical grills either side of the front door.
    f. Remove reference to the rear pillars being evenly spaced.
    g. Remove reference to the pool house being used as a gym.

Next Steps

It is recommended that the UPDC resolve to adopt the draft Wattle Road Heritage Study and to write to the Minister for Planning to seek authorisation to prepare and exhibit a planning scheme amendment to introduce Heritage Overlay based on the recommendations.

5. Consultation/communication

All property owners and occupiers within the Wattle Road study area were notified in writing of the Draft Wattle Road Heritage Study and were invited to provide feedback. The Draft Wattle Road Heritage Study was also available on Council's website and at the planning counter.

All submitters to preliminary consultation, as well as owners and occupiers of the affected and adjoining properties were notified of this UPDC meeting.

If the UPDC resolves to adopt the Draft Wattle Road Heritage Study and commence the planning scheme amendment process to implement the recommendations, all parties will be able to lodge submissions as part of the formal amendment exhibition process and present their views at a future UPDC meeting. This will include formal notification to all owners and occupiers of land, as required by Section 19 of the *Planning and Environment Act 1987*.

6. Financial and resource implications

Costs associated with the preparation and implementation of the Draft Wattle Road Heritage Study will be funded through the Planning and Placemaking Operational Budget for the 2023/24 financial year.

7. Governance issues

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The recommendation contained in this report is compatible with the Charter of Human Rights and Responsibilities 2006 as it does not raise any human rights issues.

8. Social and environmental issues

The inclusion of the properties in the Heritage Overlay recommended by the Draft Wattle Road Heritage Study would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

Manager: **David Cowan, Manager Planning and Placemaking**

Report officer: Nick Brennan, Senior Strategic Planner

Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
The following submitters provided feedback via a form letter. The responses have been combined. Where additional points were raised in the submission, these are addressed separately below.				
19 26 27 28 32 39 40 41 42 46 47 48 49 50 51 53 56 60 61 91 96 98 99 100	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: The submitter supports the Wattle Road Heritage Study and asks the council to urgently protect the heritage houses and flats identified on Wattle Road, Finchley Court, Wattle Grove and Burton Avenue via their inclusion in the Heritage Overlay. Wattle Road was one of the earliest developed streets in Hawthorn and has been described by historians as the most historically interesting street in Hawthorn. It has a large collection of highly aesthetic architecture, designed by eminent architects of many eras, plus historic homes first built as farmhouses by the German farmers who settled the street and 19th Century worker cottages on Wattle Grove. Such an unusual, historic area with so many heritage grade places must be conserved by council. The submitter wishes to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road. The draft study proposes to protect just 19 Individually Significant houses on Wattle Road itself. There are many more "contributory" grade heritage houses on Wattle Road itself that also need protection - probably over 20 more. The only way to achieve this is to create a heritage precinct on Wattle Road. Heritage expert Graeme Butler, commissioned by the community themselves, has provided an independent report recommending this. Council should undertake the required work urgently to	Officers note support for the study recommendations. Officers received the precinct proposal prepared by Graeme Butler, which has been reviewed by Council's heritage consultants. GML Heritage is of the opinion the case for a precinct across the entire street is not justified. A response to the precinct proposal can be viewed in **Attachment 2** to this report. Wattle Road is currently within the General Residential Zone 2 (GRZ2). This has been in place since the introduction of the new residential zones in 2014. The zone was chosen to reflect the neighbourhood character of the area which includes the presence of town house and unit developments. Any review of the zone in the area would be considered as part of a wider review of residential zones across Boroondara in the future, should this be required. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property.	**No change recommended.**

1

Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
101 102 103 104 105 106 107 108 109 114 116 117 118 119 120 123		create a Wattle Road heritage precinct before further heritage is lost. Council should review the zoning of Wattle Road and restore it to a Neighbourhood Residential Zone (NRZ), which would further protect the heritage character of the street. This is of absolute urgency given that VCAT has just declined a council refusal of a planning permit to build 9 Three storey townhouses at 76 Wattle Road with an expected imminent request for its demolition within weeks. Council should write with haste to the planning minister to uphold the interim heritage order 76 Wattle Road submitted by council to now allow the community time for proper consideration of current relevant evidence as part of a proper transparent heritage process.	An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property any longer.	
Submitters that submitted the form letter above, and raised the following additional points:				
19	*Seeks Changes*	Support 18-20 Burton Avenue being included in a Heritage Overlay. However, the citation should be updated to note that the original clothesline no longer exists, having been replaced some years ago.	The clotheslines were noted from a real estate advertisement from March 2013. It is difficult to determine whether the clothesline remains, from aerial photography or from the public realm. It is recommended the citation be updated to note the clotheslines are no longer present.	**Adopt the citation for 18-20 Burton Ave subject to the following change:** • **Update the citation to note the original clotheslines have been removed.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
32	*Seeks Changes*	Enough is enough with the development of multiple units in Wattle Road. Besides the loss of some lovely old homes, the street cannot cope with any more traffic.	Matters relating to unit development, traffic and car parking are considered through the planning permit assessment process and are not a relevant consideration for whether a place should be included in the Heritage Overlay.	**No change recommended.**
50	*Seeks Changes*	The Manchester Estate has a Heritage Overlay over a street of 'non' architect designed homes. It seems logical that a street like Wattle Road that contains houses designed by 'significant' architects have a similar overlay. There are many other reasons for stopping massive construction in this street. The Council would be very amiss in allowing this development to proceed.	The presence of architect designed homes is not alone sufficient to establish a heritage precinct. A heritage precinct generally includes places with a shared history or design and present as a cohesive streetscape. GML Heritage were engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties warranting protection in the Heritage Overlay.	**No change recommended.**
53	*Seeks Changes*	In particular the house at 79 Wattle Rd Hawthorn. Known as Timaru, it was built by jeweller Werner Cathrie from 1877/ to 1878. It is one of a pair that has all of the original features.	Council's heritage consultants investigated the properties at 77 and 79 Wattle Road, Hawthorn as part of the investigation. The consultants found the two dwellings were likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as individually significant places. As an intact, cohesive precinct was not identified, the properties have not been recommended for heritage protection.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
60	*Seeks Changes*	As residents and rate payers in the City of Boroondara we seek a transparent heritage process.	Council has carried out the heritage study process in a transparent and open manner. Affected property owners were informed their properties were under investigation for heritage significance early in the investigation process. Council has carried out consultation on the prepared draft citations before making any decisions regarding commencing a planning scheme amendment to introduce Heritage Overlays over any of the affected places. The planning scheme amendment process will include further opportunities for affected and interested parties to provide feedback to Council through the formal statutory exhibition process and the independent planning panel process, should a hearing be required.	**No change recommended.**
61	*Seeks Changes*	The traffic along these streets (including Lisson Grove) is overpowering. Trying to park is very difficult. The numbers of cars seems to be overlooked when granting permits for these large developments.	Matters relating to traffic and car parking are considered through the planning permit assessment process and are not a relevant consideration for whether a place should be included in the Heritage Overlay.	**No change recommended.**
91	*Seeks Changes*	Terms of reference are not detailed but councillors asked planning to provide a report re options regarding Wattle Road Heritage 2 years ago available February 2022. The community had numerous reassurances this was happening, but it has just been provided timing is a year late means 2 heritage houses at 58 and 78 are lost.	At the time that the heritage investigation was commenced, a planning permit for development had already been granted for 58 Wattle Road, Hawthorn. There was no further opportunity available to Council to introduce heritage controls to that property. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property.	
107	*Seeks Changes*	The time to act is now. Council cannot delay and procrastinate any longer. Every day lost risks another house being lost forever.	Council has engaged expert heritage consultants GML Heritage to carry out an investigation of Wattle Road to identify places of heritage significance. These places have now undergone preliminary consultation prior to Council making a decision on whether or not to commence a planning scheme amendment to introduce Heritage Overlays over the recommended places. While this process is underway, Council Officers will monitor the identified places for any building or planning permit applications that include demolition, and will suspend applications where necessary to ensure places of significance are not demolished	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			before the planning scheme amendment process can be completed.	
114	*Seeks Changes*	Wattle Road is one of the oldest streets in Hawthorn, dated from the 1850's, formerly known as Weinberg Lane, it was settled by German immigrants who farmed and created vineyards. It would be fantastic that this be acknowledged in a plaque or signage on the street's entry points.	Heritage signage for the area would be considered as part of a wider strategy on heritage signage and communications for properties and precincts for Boroondara and is not part of this matter.	**No change recommended.**
116	*Seeks Changes*	Submitter has worked as an architect in the area. During those years the submitter has despaired at the lack of awareness by VCAT and previous planning authorities of the unique character of the area. This ongoing destruction must stop.	VCAT is bound to consider planning appeals based on the provisions of the Boroondara Planning Scheme at the time. A property being under investigation for heritage protection is not a reason for VCAT to refuse to grant a planning permit. The only way to ensure VCAT considers heritage matters in planning appeals is to place a Heritage Overlay over a property.	**No change recommended.**
The remaining submissions and responses				
1	*Seeks Changes*	Submitter requests the following changes to the recommendations: 76 Wattle Road, Hawthorn should be included in the heritage overlay.	Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property.	
2	*Supports*	Submitter supports the recommendations on the following grounds: Old buildings, though they can sometimes be a little more work to maintain, are immensely valuable and vital to Wattle Road. Unlike modern edifices, hastily and shoddily assembled by developers, historical buildings bring beauty, charm, and character to a street. It is extremely disturbing to have a tall, multiple-story, modern building amongst a bunch of older ones, as sunlight to gardens is blocked - many people rely on a bountiful and healthy crop grown in their gardens to put food on the table. Not only this, but aesthetically, views are entirely ruined, not to mention how unattractive and ununiform these hulking giants make the streetscape look. Finally, demolishing historical buildings is an irresponsible waste of finite resources, such as bluestone. Once you tear down a historical building, there is no way of ever getting it back.	Statement of support is noted.	**No change recommended**
3	*Supports*	Submitter supports the recommendations on the following grounds: Preserving history with the heritage overlay is vital in continuing our connection with the past. The properties identified enhance the area greatly.	Statement of support is noted.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
4	*Seeks Changes*	Submitter supports the recommendations but seeks the following change: Nos 1, 3 and 5 Burton Ave should be added to the Heritage register.	Statement of support is noted. The east side of Burton Avenue first appears in Sands and McDougall Directories in 1913 when 12 vacant homes were listed. The street was formed by the demolition of 62 Wattle Road and 45 Lisson Grove and incorporated the western garden of 66 Wattle Road and vacant land on Lisson Grove (MMBW 1902). The houses were bult by Aaron Wyatt. Of the original 12 houses built by Wyatt on this side of the street, only 5 remain. Those remaining are good representative examples of small brick and timber Federation houses and are of interest as they were built by a single builder in a single building program. They would be likely to be contributory within an intact streetscape or precinct but given the amount of development which has occurred in the street such a precinct does not exist. Each house would not meet the threshold as individually significant places.	**No change recommended.**
5	*Supports*	Submitter supports the recommendations on the following grounds: The Wattle Road Precinct is a beautiful area due to the historical old homes. In recent years these are dwindling one by one as developers purchase them, knock them down and build multiple dwellings which are ugly. Wattle Road and the surrounds is at maximum capacity in its current state in regards to carparking and therefore is unable to accommodate any further multiple dwellings.	Statement of support is noted.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		History is so important and we need to ensure we protect it for future generations.		
6	*Supports*	Submitter supports the recommendations on the following grounds: As a History student, the submitter believes it is important to support heritage listings for future generations.	Statement of support is noted.	**No change recommended.**
7	*Supports*	Submitter supports the recommendations on the following grounds: Wattle Road is one of the oldest roads in Hawthorn, and for this reason, the whole street should be given heritage listing and a sign depicting its history, such as the sign in Urquhart Street showing where the Chinese market gardens were. Listing of several houses in the street is a move in the right direction. The submitter would like to see number 76 Wattle Road included in the list of houses in the proposed heritage group. Given that there is a wide variety of architectural styles in Wattle Road, and that it is probably the oldest street in Hawthorn, the submitter would like the street to be heritage listed. The submitter would also like to see a sign at the eastern end of Wattle Road outlining the streets history.	Statement of support is noted. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property. Heritage signage for the area would be considered as part of a wider strategy on heritage signage and communications for properties and precincts for Boroondara and is not part of this matter.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
8	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Wattle Road, Hawthorn, is a relatively intact streetscape with many beautiful period houses and established gardens. It needs greater protection against development from a streetscape, neighbourhood character, aesthetic, historical and environmental point of view. More houses should be protected, not just the eleven identified.	GML Heritage were engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties warranting protection in the Heritage Overlay.	**No change recommended.**
9	*Supports*	Submitter supports the recommendations on the following grounds: Wattle Road should be protected from any further development.	Statement of support is noted.	**No change recommended.**
10	*Supports*	Submitter supports the recommendations on the following grounds: Supports the recommendations made for significance of 18-20 Burton Ave. Request clarification for assessment of 76 Wattle Road, Hawthorn.	Statement of support is noted. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property,	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			Council has no grounds to seek heritage protection for the property.	
11	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Several properties, eg 76 and 60 Wattle Road, have not been included but are equally worthy of inclusion for a heritage overlay. 76 is currently threatened with destruction and replacement by 9 townhouses that are a gross over-development of the site, adversely affect neighbouring properties and the look of the historic precinct of Wattle Road and create further traffic to clog this already very busy and narrow street. Too many historic buildings have already been destroyed in Wattle Road and too many apartments (and an aged care home) have replaced them.	60 Wattle Road is already included in the schedule to the heritage overlay as an individually significant place—HO138. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property.	**No change recommended.**
12	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: 10-12 Burton Avenue, Hawthorn Should be included in the Heritage Overlay. There are no other examples of this type of property in Lisson Grove, Wattle Road or Burton Avenue. This building is freestanding pair, C1940, not mirror imaged, brick construction with rendered facades and tapestry	The pair of single storey maisonettes at 10–12 Burton Avenue were built by 1938 on land subdivided off the rear of 60 Wattle Road. These maisonettes are good representative examples of their typology, however this typology is well represented in Boroondara's heritage overlay. They would be likely to be contributory within an intact	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		brick detailing, original front windows and brick fencing, terracotta tiles rooves, hipped on No 12, gabled on No 10. There is a feature chimney on the façade of No 10. There is an interesting history on the creation of Burton Avenue. It's very important that this style of building from the WW2 era be kept intact. It is an interesting example of a closer settlement constructed on orchard land from the adjacent property at No 60 Wattle Road.	streetscape or precinct but in this part of the street the cohesion generally required for a precinct is not present. As a pair or as separate houses they would not meet the threshold as individually significant places.	
13	*Seeks Changes*	Submitter is opposed to the recommendations on the following grounds: The property at 88 Wattle Road, Hawthorn did not have a heritage listing when purchased. Council gave permission for a three storey apartment development to be constructed in Glenferrie Road, to the rear of the property despite objections. The property has been extensively renovated by the previous owners with a new extension erected at the back of the property. There is little resemblance to the original house with other renovations having been done over the years.	Officers understand the property is not currently in the Heritage Overlay. Council commissioned an investigation of the area following resident concerns in relation to the area not being recommended for inclusion in the Heritage Overlay. As such, recommendations have now been put forward by Council's heritage consultant to apply heritage controls, where considered justified. The property has been identified as having heritage significance. The approval of development of adjacent properties is not a relevant matter when considering whether or not to include a property in the Heritage Overlay. The citation acknowledges and lists all known alterations and additions made to the property. Officers agree these changes impact on the intactness of the place. Notwithstanding this, the house remains clearly legible as a cottage built in the 1850s. Its form, restrained use of applied decoration and simple, yet elegant proportions are typical of early cottages built in Victoria prior to the boom years of the gold rush. 88 Wattle Road provides	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			evidence of the original agricultural land use of the area prior to its transition to a garden suburb in the 1870s.	
14	*Seeks changes*	Submitter is opposed to the recommendations on the following grounds: There has been a lack of information, reasoning, community involvement, education and goodwill with this entire process. The study fails to take in account the true aspects of Wattle Road & Grove precinct. The proposed changes are so ridiculously beyond what is required to maintain this precinct that it is laughably overreaching and placing a ridiculous burden on homeowners that is not adding any real value. It is being driven by a few residents who live near new developments trying to stop this from happening again from their own self-centred interests and nothing to do with the reasons why a heritage classification would be placed. The council can't have it both ways. If you approve knocking down old Victorian housing to allow apartments then accept that decision and leave the residents alone. You can't now blame residents because of high rises you have approved due to the changes in what type of developments can be done in the area. The only way to properly solve this is to rezone this area to make it harder to knock down, build apartments and include community feedback.	Council has engaged GML Heritage to prepare draft heritage citations for properties in Wattle Road identified as having heritage significance. The draft citations have been released for public feedback before the Urban Planning Delegated Committee considers whether to adopt the draft citations and proceed to the planning scheme amendment process. This is the process Council has used consistently for numerous heritage studies and investigations over many years. The submitter has not provided any additional evidence for the 'true aspects' of Wattle Road or Wattle Grove. Officers are unable to make any changes to the citations to address this concern. It is proposed to include properties in Wattle Grove in a heritage precinct. The Heritage Overlay will introduce a planning permit requirement for buildings and works and for demolition. This will ensure any proposed development will not have a detrimental impact on the identified heritage significance of the area. While the initial request for a heritage investigation came from a group of concerned community members, the investigation was carried out by expert heritage consultants, GML Heritage, through an independent process. The findings of the	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			investigation were delivered by GML Heritage independently. The investigation process is not being carried out to prevent any particular type of development, nor to blame residents for any past planning decisions. GML Heritage were tasked with investigating properties in the area to determine whether there were any properties of heritage significance. Once properties with heritage significance were identified, Council has a duty under the *Planning and Environment Act 1987* to advance the process to include those properties in the Heritage Overlay to ensure any future development will not have a detrimental impact on the identified heritage significance. In the absence of a Heritage Overlay, Council has no power to prevent demolition of properties.	
15	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Supports applying this policy over deserving properties we get to retain the historic routes and beauty of the area, and ensure development on these sites respect and integrate this into any proposal. There should be a system set up to make it easier for people to recommend similar areas around Boroondara to be re-investigated, as there are many individual properties and small precincts that are good and deserving candidates for protection. The property at 38 Wattle Road should be included in the Wattle Grove Precinct. It is a double-fronted Victorian identical to the houses in the proposed precinct.	Statement of support is noted. Council has recently introduced a Community Heritage Nomination Process enabling the nomination of properties for heritage investigation. Where a community nomination provides compelling new information, properties will be investigated for heritage protection. 38 Wattle Road does not form part of the original subdivision for Wattle Grove and as such is not historically connected to the other places included in the Wattle Grove Precinct. It forms part of the development along Wattle Road.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			38 Wattle Road is a single storey double fronted brick villa built before 1902. It is a standard symmetrically arranged Italianate house which has had its verandah replaced, roof tiled and chimney caps removed. The render finish to its walls appears recent. This typology is well represented on Boroondara's heritage overlay. It would likely be graded contributory within an intact streetscape or precinct but in this part of the street the cohesion generally required for a precinct is not present. The house would not meet the threshold as an individually significant place.	
16	*Seeks Changes*	Submitter is opposed to the recommendation to include 86 Wattle Road on the following grounds: • The submitter completed the settlement of the property immediately prior to the consultation. • The house is in an unliveable and decrepit state and it was planned to rebuild the home. Placing a heritage status would make this process much more difficult and time consuming. • The submitter has spent all their life savings for this property to build their dream home in their dream suburb. Having heritage overlay would shatter their hopes and break their heart and would be very cruel when they have literally just bought it under the impression that there was no heritage. Do not place a heritage overlay on this property. The submitter wants to make a home for themself in a beautiful suburb. This will be their first home so any less obstacle for them will be sincerely appreciated. • The current old house is very small and compact taking up very little space of the property and is not	This submission was considered by the UPDC on 5 June 2023. The ownership status of the property or whether it has changed ownership is not a relevant consideration for whether a house should be included in the Heritage Overlay. The condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under *Planning Practice Note 1: 'Applying the Heritage Overlay'*. Whether works are required to repair or maintain a house are not relevant considerations for whether a house should be included in the Heritage Overlay. The submitter's plans for the development of the site are not considered a relevant matter when determining the heritage significance of the property.	**No changes recommended.** **Maintain recommendation to include the property in Heritage Overlay through amendment C400boro.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		being used efficiently for the relatively large land which is mostly filled with shrubs. The design of the house is very simple and is architecturally unimpressive, it is clearly inferior to its immediate neighbours.	While the front setback is noted in the Statement of Significance as an important element of the property, the rear gardens are not. There would be no specific limitation on any future works to the rear of the property to expand or extend the dwelling, subject to Council planning permit assessment. The size of the dwelling relative to the land is not considered a relevant matter when determining the heritage significance of the house. The Statement of Significance describes the property as a highly intact Italianate villa which retains its original front garden setting and layout. 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. Adjoining properties have also been identified as having heritage significance through the Wattle Road Heritage Study. Whether the property is of greater or lesser heritage significance than surrounding properties is not relevant to whether the house is of heritage significance.	
17	*Support*	Submitter supports the recommendations on the following grounds: We, as parents, want our children and future generations to be able to enjoy and appreciate the beautiful character heritage nature of our neighbourhood, especially Wattle	Statement of support is noted.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		Road. It is unique which needs urgent protection. We do not want to be heartbroken again to watch the knockdown of the beautiful houses.		
18	*Support*	Submitter supports the recommendations on the following grounds: Support getting the balance right in protecting the heritage houses in our areas.	Statement of support is noted.	**No change recommended.**
20	*Support*	Submitter supports the recommendations on the following grounds: The submitter loves the history of this part of Hawthorn and people are attracted to the architectural elements and the feel of heritage homes. These areas are being lost in Victoria. However, they are well preserved in other parts of Australia and definitely in Europe and the UK. The heritage properties and resultant environment created cannot be recreated once it is lost. The submitter hopes there are enough of us to give the strength to the voice to preserve this part of Hawthorn for our children to come. Our house in Lisson Grove has been in same family since built in 1880s and the submitter has seen the changes. Some good some bad. For instance the submitter remembers the sadness of the loss of a beautiful property next door in in the 60's that was pulled down for flats which did not enhance the area. Often these decisions have been undertaken only to make fortunes for the developer who often has no consideration for the bigger loss that their investment will cause. Whilst we all understand that there needs to be progress and renewal, there is also need for history to give us roots.	Statement of support is noted.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
21	*Seeks Changes*	Submitter is opposed to the recommendation to include 51-53 Wattle Road on the following grounds: The study has not taken into consideration the two-story block of flats attached to the house. The integrity of the property had been affected by this block of flats. The house is no longer a freestanding house and should not be included. The fact the house is set back is irrelevant to any heritage. Concern that if listed property will deteriorate further. Any repairs would need to go through a prolonged process for approval which would mean repairs are not done. The cost of any repairs/changes to the property would become too expensive under the rules of the heritage listing. The cost of replacing some things like for like is astronomical these days and due to this, repairs would not be made and any heritage value would be lost.	The block of four flats are referenced in the place history as being built by Edward Whiteside in 1957. Whiteside owned the property between 1924 to 1972. It is noted after this time, the property was subdivided with individual flats sold off separately. The flats are included in the description of the site and are acknowledged as having an impact on the intactness of the place. Notwithstanding this, it is our opinion that the house remains legible when viewed from the public domain as a substantial Victorian era villa set in generous grounds. The flats are set in the southeast corner of the allotment and do not overly restrict this view of the house. It is recognised in heritage practice that cultural significance is embodied in the setting of heritage places (Burra Charter Article 1.2). 51-53 Wattle Road is one of the earliest houses built in the street and reflects a time when the street contained few houses, each set on large allotments. Documentary evidence shows historically many of the early houses in Wattle Road had deep setbacks however little evidence of this early development pattern remains in the street. Although acknowledged that the original setting of 51-53 Wattle Road has been reduced, its setback illustrates the early allotment proportions and is of historical importance. Routine maintenance and repairs do not require a planning permit under the	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			provisions of the Heritage Overlay (where these are like-for-like). No internal controls are proposed for any properties in the study. There are a range of options available to property owners to make repairs and replacements to heritage properties beyond replacing like-for-like, subject to a planning permit. Ultimately the decision to maintain or repair a property is a matter for the property owner and is not a relevant matter when considering the application of heritage controls.	
22	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: • The submitter is supportive of the proposed changes but would like to see the study go further to investigate the possibility of the creation of a heritage precinct. • The sheer number of houses that have been identified for HO or contributory on Wattle Rd are comparable to the numbers identified on Lisson Grove and Manningtree Rd that both have heritage precincts created. It seems that Wattle Rd has more than enough ingredients to warrant the same treatment.	Council's heritage consultants were asked to investigate the street for a heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, the heritage consultant is of the opinion the street does not present as a single, uniform heritage precinct, and this approach cannot be justified.	**No change recommended.**
23	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: • The current study looks great but doesn't go far enough. What about looking at the creation of a heritage precinct? There's more than enough houses with heritage orders on this street to give the street itself - ie the place - heritage protection. Go further - push harder for a better heritage precinct solution.	Council's heritage consultants were asked to investigate the street for a heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, the heritage consultant is of the opinion the street does not present as a single, uniform precinct and this approach cannot be justified.	**No change recommended.**
24	*Supports*	Submitter supports the recommendations on the following grounds:	Council can only place Heritage Overlays over properties where it can be justified.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		• The submitter supports retaining streetscape and precinct. • Supports retaining single buildings only when exceptional.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a heritage precinct across all properties in the street. Ultimately, GML Heritage found there was not sufficient strategic justification for a single, uniform precinct, and have identified two smaller precincts and individual properties warranting protection in the Heritage Overlay.	
25	*Seeks Changes*	Submitter is opposed to the recommendation to include 1 Wattle Grove on the following grounds: • The heritage study, whilst an interesting read in relation to the history of the area, does not appear to identify this property as having any significant attributes which would require inclusion. For example, it is only described in the photo as a 'Free-standing single fronted timber cottage' whereas the other properties in the Wattle Grove Precinct have heritage significant attributes and are described as such. • Other references to the property in the study only include reference to previous ownership and the fact that the house has a standard weatherboard front and a low timber picket fence (which is a recent addition). • This property is the only single fronted house under consideration, the other houses in Wattle Grove (and also in Wattle Road and side streets) recommended for inclusion are double fronted. I believe that this property has only been included for heritage consideration as it is located in between other houses of heritage significance and this is insufficient to warrant its inclusion.	1 Wattle Grove was built in c.1890 following the subdivision of Wattle Grove in 1885. It is an intact example of a single fronted timber cottage built in the Victorian era in the prevailing Italianate style. It exhibits a number of key features of the style which contribute to the significance of the place. These are listed in the 'what is significant' section of the statement of significance and include: • single fronted, single storey built form. • timber construction. • low-pitched hipped roofs of corrugated iron. • chimneys with cornice • bracketed eaves. • front verandahs with slender posts or columns and cast-iron ornament. • double-hung sash windows with sidelights. 1 Wattle Road contributes to the significance of the Wattle Grove Precinct. It was built during the precinct's primary	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		• As 1 Wattle Grove is the least significant property in Wattle Grove under consideration (refer above), it should be removed from the proposed Heritage Overlay.	development period between 1885 and 1892 and demonstrates key characteristics of the Italianate style which epitomises worker and middle-income housing at this time for which the precinct is significant. Historic and descriptive details are provided in the citation to provide context to the place and forms part of the Burra Charter process which requires a sequence of collecting and analysing information about a place before assigning significance. The front fence is acknowledged as being unlikely to be original. That 1 Wattle Road is single fronted and the other remaining places in the precinct are double fronted does not impact on its significance. The 1902 MMBW detail plan No. 1483 shows there were other single fronted houses in Weinberg Grove which formed part of the 1885 subdivision. Unfortunately, these places have been demolished. 1 Wattle Grove is not unusual in its context for being single fronted and, as the last remaining single fronted house in the street, demonstrates that the street originally contained single and double fronted houses. 1 Wattle Grove has rightly been assessed as being a contributory place within the Wattle Grove Precinct. It has not been included because it sits between other heritage places but because it contributes in its own right to the significance of the place.	

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			1 Wattle Grove is not the least significant property in the precinct. It is correctly assessed as being a contributory place, and one that supports the heritage values of the place as defined in the Statement of Significance.	
29	*Seeks Changes*	Submitter is opposed to the recommendation to include 51-53 Wattle Road on the following grounds: The first reason given for the overlay is that the property provides evidence of the early distinct phase of suburban development in Hawthorn. In particular it "illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn." The property lacks significant features which illustrate a clearly observable and preservable link to this period. Its subdivision and development early last century, means that evidence of its past grandeur and connection to early settlement are no longer readily obvious. The property is not substantially more demonstrative of local development to the point that it needs a site-specific heritage overlay. If council wishes to provide an illustration of the early subdivision from the initial German landholders, then reverting back to the streets original name of Weinberg Rd might be an appropriate action. The second reason given for inclusion in the overlay was that the property provides an example of alterations and additions to early houses at the beginning of the twentieth century. The submitter does not agree that this makes the property worthy of a heritage overlay. The subdivision of the larger home into units was hardly uncommon. The	Originally built in 1863 and developed in a series of phases, 51-53 Wattle Road is associated with an early phase in Hawthorn's history prior to its transition to a garden suburb. Built on land farmed by German immigrant Christian Finger, the property retains a broad frontage to Wattle Road and a relatively deep set back from the street. Although acknowledged that the original two-acre parcel of land has been subdivided and that alterations were made to the house in the 1920s, the house still presents as a substantial single storey Victorian era villa set on a generous garden allotment. Its asymmetrical multi-bayed street facing façade with a low pitch slate clad hip and gable roof, with Italianate chimneys retains much of its footprint as shown on the 1902 MMBW detail plan No1486 prior to the subdivision of its original allotment in 1923. The house evidences its early built form prior to subdivision retaining an unusually broad frontage to Wattle Road that speaks of its earlier grandeur. 51-53 Wattle Road remains as one of the earliest houses built in the street. It was built as a direct result of Christian Finger, an early German immigrant, subdividing part of	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		heritage report states, "Many Hawthorn mansions were converted into flats during the 1920s and 1930s, often including an 'upgrade' to their façades" The 1957 addition of a two storey, brick, concrete stepped, clay tile roofed block of units hardly warrants an addition worthy of heritage listing. The building features cited as being of "Key" nature include: • Asymmetrical nature • Hip Roof • Double hung windows • 4 Panelled doors • Rendered brick walls The submitter does not believe that these features are unique enough to warrant a heritage listing for the site. The block itself has no remnants of original nor early garden as stated in the heritage report. Whilst the garden is referred to as "Deep set" it makes no mention of the onsite parking for five of the units contained within. The final reason provided for heritage overlay is the significance of Robert Elias Wallen having dwelled there for twenty-one years. The suggestion being that his contribution to the civic history of Boroondara in his two years as mayor and six years on the council is of such magnitude that one of his residences should receive a heritage overlay. Whilst Wallen contributed to Victoria in a number of ways 51-53 Wattle Rd was neither the site of his birth (Spain) nor his death (New Zealand). It was merely his place of abode for twenty-one of his sixty-two year life. The home he dwelled in has been subdivided internally, units built	his farming land. There are few houses that remain that retain this direct connection to this important developmental phase of Hawthorn, particularly dating from the 1860s. Other places such as 61 Wattle Road and 4 Ardene Court, which possess similar connections to the early German occupation of the land are included in the Heritage Overlay for this association. Changing the name of the street is beyond the scope of the heritage investigation process. Substantial population expansion in Hawthorn between 1911 and 1933, saw an intensive boom in residential subdivision between 1910 and 1940 and resulted in a major increase in multi-unit flat developments. Alongside this, the upper-middle class (and to some extent the middle class), who relied heavily on domestic servants, saw a sharp increase in labour costs in the first decades of the 1900s resulting in many not being able to maintain their large properties. In Hawthorn several large homes were divided into self-contained flats from around World War I. The large scale of these homes made them amenable to being divided up into several smaller dwellings, the owner of the property often living in one and renting out the others. While much evidence of multi-unit flat development remains in Hawthorn little evidence of the conversion of larger homes into flats does, with many of these either demolished or converted back to their	

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		on-site and the gardens subdivided and new dwellings built upon. As such I don't think a heritage overlay on the property is justified in the name of preserving what is cited as: "During this time Wallen played a significant role in Boroondara's civic history being a member of the Hawthorn Borough (later Municipal) Council between 1877 and 1883, serving as mayor in 1878 and 1879.	original state. 51-53 provides important evidence of this period of major social and demographic change in the area. It is agreed that the 1957 block of flats does not contribute to the significance of the property. They are not listed in the elements that contribute to significance in the Statement of Significance It is agreed the features listed are not unique but representative of houses built during the Victorian era. The place is not found to meet the threshold for either Criterion D (representative) or Criterion E (aesthetic). It is found to be of historical significance (Criterion A) as a place that is important to the course or pattern of the cultural history of Boroondara. As required under *PPN01: Applying the Heritage Overlay*, in order to apply the Heritage Overlay there needs to be 'something' to be managed. In this instance this applies to the extant built fabric of the house at 51-53 Wattle Road. This fabric, while not necessarily unique, provides the required manageable, tangible evidence supporting the historical significance of the place. The citation does not identify any original or early plantings. No tree controls are recommended. The front garden setback contributes to the significance of the place as it evidences the house's original large garden setting. The front garden is described in the citation as being relatively	

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			recent. The front garden is largely gravelled. This is shown in figure 1 of the citation. There is no obvious evidence that this area is designated carparking for five of the units. It is agreed that Robert Wallen contributed to Victoria (and Boroondara) in a number of ways. The house at 51-53 Wattle Road has a direct association with Wallen as he resided at the residence between 1872 to 1893, a period of 21 years. A person not need to be born or die in a place in order to have a significant association with it. During his residency he was a Hawthorn City Councillor and Mayor twice. His other civic duties included being trustee of the National Gallery, Museums, and Public Library of Victoria. He worked part time as a journalist, contributing to the Age, Leader, Argus and Australasian providing social and political commentary. He reportedly worked between 8pm and 2am most nights (Hall AR, "Wallen Robert Elias" Australian Dictionary of Biography Volume 6, 1976) at least some of this work would have been done from his home in Wattle Road. He died at sea (off the coast of New Zealand) but was brought back to Australia to be buried in the Boroondara cemetery. On this basis Wallen is appropriately recognised under Criterion A.	
30	*Seeks Changes*	Submitter is opposed to the recommendation to include 51-53 Wattle Road on the following grounds:	51-53 Wattle Road has been found to meet the threshold for historical significance (Criterion A). The place is not found to meet the threshold for either Criterion D	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		The rationale given for the overlay is more orientated to the emotional history of the site rather than its physical structure. The development of the site last century has minimised any physical features that are so unique they warrant an overlay specific to the site.	(representative) or Criterion E (aesthetic) significance. It is agreed that the features listed are not unique but representative of houses built during the Victorian era. Accordingly, the place is not found to meet the threshold for either Criterion D (representative) or Criterion E (aesthetic). It is found to be of historical significance (Criterion A) as a place that is important to the course of the cultural history of Boroondara. As required under PPN01: Applying the Heritage Overlay, in order to apply the Heritage Overlay there needs to be 'something' to be managed. In this instance this applies to the extant built fabric of the house at 51-53 Wattle Road.	
31	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Greater support and extension of the heritage overlay needs to be considered beyond the properties cited within the study. Wattle Rd is a narrow street with a local primary school located on it. Any further increase in the number or properties along Wattle Rd has a significant safety effect with the increase in traffic. There has already been considerable development in the street with the Aged Care home and the large apartment complex, any further applications that allow for subdivision of allotments, and that increases the number of properties, will increase the number of vehicles. This increases congestion and the risk of traffic accidents, particularly for local schoolchildren.	Council's heritage consultants were asked to investigate the street for a single heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, GML Heritage is of the opinion the street does not present as a single, uniform precinct and a precinct over the street cannot be justified. Matters relating to traffic increases through development are considered as part of the planning permit assessment process and are not relevant considerations for whether a property or precinct should be included in the Heritage Overlay.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
33	*Supports*	Submitter supports the recommendations on the following grounds: Over the past decade the submitter has seen beautiful homes which ought to have always been heritage protected knocked down in place of large, ugly apartments and townhouses in Wattle Rd. As you walk through Wattle Rd now it is a confused mix of old and new. If you walk through our neighbouring streets, Manningtree Rd and Lisson Grove, the feel is completely different. The Wattle precinct is one of Hawthorn's most historical precincts. It absolutely must be protected and it is an absolute shame so many houses have already been knocked to the ground in favour of cheap, high density housing. The submitter lives in Wattle Rd, but not in a heritage home. They do not write this out of personal gain, but because they think it is the right thing for the street, the neighbourhood and our shared history.	Statement of support is noted.	**No change recommended.**
34	*Seeks Changes*	Submitter is opposed to the recommendation to include 51-53 Wattle Road on the following grounds: The submitter objects to identifying and listing any private properties for reasons including historical and /or other significance without prior agreement of the involved owners. Such process violate privacy and can be seen as an unfriendly act discouraging rather than inviting for cooperation. The historical significance of the property has been lost in 1950's when Council allowed to build the semi-detached double story block of flats in front of the old original building blocking and obscuring its original architecture and beauty.	Planning Panels Victoria have previously confirmed in consideration of Amendment C266 to the Boroondara Planning scheme an owner's permission is not required to place a property under the Heritage Overlay, saying "*the Panel confirms that an owner's permission is not required to place a property under the Heritage Overlay. Nor is there any basis for property owners to claim compensation*". The citation mentions the building of the block of flats in the south east corner of the block in 1957. We believe this intrusion to be relatively minor. The house remains	**Adopt the citation for 51-53 Wattle Road, Hawthorn, subject to the following changes:** • **Update citation to reflect changes made to the entry.** • **Update the citation to include the re-**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		The heritage study conducted in early 90's concluded the property has lost its original appearance and character and does no longer meet the heritage objectives. The submitter understood, agreed and continued to undertake maintenance to prevent further deterioration replacing original bay-windows rotten timber with affordable and cheaper imitations. Environmental aspect of energy efficiency recommends installation of double glazing windows, however, the old double hang sash windows are not suitable for double glazing and about to be replaced by energy efficient hence environmentally friendly modern windows. The original old garden with the set-back has been over time modified to suit a multi-unit carpark with private title ancillary units in front of the house further losing the heritage significance. Original entry door has been replaced in 1930's when the single house was allowed to be changed into 3 units. The single door has been then replaced by 2 four panels doors which later in 1990's have been further modified and replaced by lead-light panels - with no heritage features. Original arched porch entry has been altered and modified with new replica modern tiles on the floor. The original slate roof over time and has been repaired and in many places replaced by corrugated iron, losing its originality. 51-53 Wattle Road comprises of an old 1863 building and semi-detached from 1950's. The complex is jointly owned and managed under the Victorian Owners Corporation Act. The act requires a compulsory and very specific insurance policy which is very hard to obtain for properties that old yet almost impossible for subdivided properties protected by Heritage Overlay.	clearly legible from the street as a substantial Victorian era villa. The construction of these flats has not impacted on the ability to understand the historical significance of the place. Planning Panels Victoria panel report for Amendment C387melb concluded: while previous heritage studies provide a valuable resource and source of information that support the consideration of heritage values at the time they were undertaken…it is inappropriate to place too much weight on them as either a basis for attributing significance now or not identifying them now because they previously were not identified. This is due to a range of factors including: • The study scope which may be limited by budget, priorities or a particular focus. • Differing methodologies i.e. PPN01 not in use, Thematic Environmental History (TEH) not used or written, Clause 43.01 of Planning Scheme not in existence. • There is now a greater level of access to digitised information for assessing significance and importance. • Over time there is a greater appreciation or understanding of particular themes and eras. • Loss of buildings means that they are now rarer than they were 20 or 30 years ago and now of greater importance. The Panel concludes whether or not a property was identified in a previous study is	**tiling of the front entry porch.** • **Update the citation to note that certain planes of the roof have had their slate replaced by corrugated iron.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			not relevant to whether a place has sufficient significance to justify the Heritage Overlay. The introduction of heritage controls does not mandate a property owner or manager to maintain the property to a particular standard. Further, maintenance requirements are not relevant to considerations for inclusion in the HO. The Heritage Overlay does not prohibit maintenance or alterations and additions being made to properties. It provides a mechanism to manage the significant fabric of a place and to consider the related decision guidelines and heritage policies through the planning permit application process. The proposed heritage controls will not place restrictions on internal works to the property as no interior controls are recommended. Planning Panels Victoria's Report for Amendment C387melb concludes on page 29: *That development opportunity, building alterations and maintenance are not relevant when assessing the heritage significance of an individual place or precinct.* The introduction of a Heritage Overlay on a property does not exclude alterations and additions to a place, including for sustainability reasons. The Heritage Overlay sets out permit requirements and guidelines Council uses to make decisions about	

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			change to buildings and structures in heritage places. It does not prohibit change. The front garden setback contributes to the significance of the place as it evidences the house's original large garden setting. The front garden is described in the citation as being relatively recent. The front garden is largely gravelled. This is shown in figure 1 of the citation. There is no obvious evidence that this area is designated carparking for the units. This level of detail could not be gained from inspection of the property from the public domain. The citation will be updated to reflect these changes. The citation will be updated to note that the floor tiles to the entry have been replaced. It is acknowledged that several of the roof planes of the house have been clad in corrugated iron, replacing slate. From the public domain all visible roof planes remain as slate. For a house of this age, it would be expected that some repair of the original slate roof would have occurred. Due to the cost of slate the replacement of non-visible roof valleys with corrugated iron is common practice. This has little impact on the visual integrity of the place and its significance. The citation will be updated to make this change clear. Matters relating to insurance are not relevant considerations when determining whether or not a property should be included in the Heritage Overlay.	

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
35	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Want to protect heritage properties - but all, not a limited number. Also request the council restores the Neighbourhood Residential Zones.	Council can only include places in the Heritage Overlay where heritage significance can be established. Council's heritage consultants were asked to investigate the street for a single heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, GML Heritage is of the opinion the street does not present as a single, uniform precinct and a precinct over the street cannot be justified. The Neighbourhood Residential Zone has never been applied to this area. Wattle Road is currently within the General Residential Zone 2 (GRZ2). This zone has been in place since the introduction of the new residential zones in 2015. The zone was chosen to reflect the neighbourhood character of the area which includes the presence of town house and unit developments in the area. Any review of the zone in the area would be considered as part of a wider review of residential zones across Boroondara in the future should this be required.	**No change recommended.**
36	*Seeks Changes*	Submitter is opposed to the recommendation to include 51-53 Wattle Road on the following grounds: The submitter has reviewed the approved building plans and building permit dated 19 Jan 1998. Major remodelling of unit 1 was undertaken in 1998 including the extensive alterations and addition to the house. This included altering the location of the front door, roof changes, improvement of the shed into a bungalow, replacing of the	Officers have viewed documentation dated 3 March 1998. The citation will be updated to reflect these alterations. On review, none of these changes alter the assessment of the place as being of local historic significance to the City of Boroondara. Most changes shown are internal other than the bricking up of a door opening in	**Adopt the citation for 51-53 Wattle Road, Hawthorn subject to the following changes:** • **Amend citation to reflect**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		sash windows in the bay windows and all windows throughout as well as the removal of all internal features relating to the original house. More recently most of the original wood in the eaves and bay windows has been replaced, outside has been repainted and totally changed all of the garden area at the front, side and rear. All of the significant features that illustrate an observable and preservable link to the original house are gone. And these alterations to the house are recent. Not mentioning the significant changes made in the 1920's and 1930's as well as the addition in 1957 of a two-storey brick block of units blocking from view approximately 1/3 of the original eastern façade as well as further significant changes in 1981. The Wattle Road Heritage Study makes mention of a "generous front garden setting remain substantially intact". Nothing could be further from the truth. The study fails to acknowledge the presence of onsite parking for up to 7 cars with no remaining original garden present. Reading further into the 51-53 Wattle Road Hawthorn report to the assessment against criteria, criterion A is the only criterion attempted by GML Heritage as criterion B – H don't apply. In relation to criterion A, the property has had so many alterations, including to the façade as to render the claim "51-53 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" difficult to observe. In addition, to the claim "51–53 Wattle Road, Hawthorn is also of historical significance for the evidence it provides of a pattern of undertaking substantial alterations and additions to early houses at the beginning of the twentieth	bedroom 1 and a window opening in bedroom 2. The addition of a meals area at the rear of the property is not visible from the street. This includes the alterations to the roof. These alterations do not impact on the heritage values of the place. The rear workshop is not considered significant. Outbuilding controls have not been recommended for this place. It is expected that regular maintenance will occur at properties and that this may require the replacement of some material over time, especially timber. When viewed from the public domain, 51-53 Wattle Road retains most of its original built form, roof form, rendered brick walls and window and door openings and joinery. The house is somewhat intact with some changes visible to original or early fabric. As noted in the citation, the substantial garden and grounds of 'Harlech' have been reduced from their original extent. No original or early garden plantings or elements are identified in the citation and no tree controls are recommended. The building retains most of its original built form, slate roof, rendered brick walls and window and door openings and joinery. Importantly it retains it elongated built form that runs across the block with canted bay windows on the south (front) façade and eastern elevation. The house remains legible as a substantial Victorian villa which	**changes made in 1998.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		century to reflect fashionable tastes", alterations and additions from the early 20th century don't seem cause for a heritage overlay, especially when those alterations completely changed the nature of the original house. The subdivision of larger homes into units was not uncommon, as stated in your own report "Many Hawthorn mansions were converted into flats during the 1920s and 1930s, often including an 'upgrade' to their façades". 51-53 Wattle Road also had the addition of a two storey block of flats in 1957 which blocks a large part of the original house and a large carpark replacing the front gardens. Lastly, the submitter believes the association with Robert Elias Wallen is not significant enough to warrant a heritage overlay. Although he resided at 51-53 Wattle Road for twenty-one years, it was not the site of his birth or death, and all remnants of the work he completed during his time have been altered or removed. The gardens have been removed, the property subdivided into units, new dwellings and a carpark built on the site and many significant rounds of alterations have removed any of the work he would have originally done. This modern group of multiple units, mostly under a common roof, have been altered significantly over the years to suit the varied tastes of the owners. The entire property has been modernised and kept in good condition, is well looked after and managed well by the owners and body corporate. And has been this way for a long time. A heritage overlay in this case is redundant. It is no longer a house and is now seven units. The original structure has changed so much that it would only serve to preserve a hodgepodge of alterations from different eras – a poor facsimile of anything like the original house and hardly historically significant. This will not succeed in preserving the original property which is not observable any longer.	incorporates alterations made in the Federation era. The citation mentions the building of the block of flats in the southeast corner of the block in 1957. This intrusion is relatively minor. The house remains clearly legible from the street as a substantial Victorian era villa. The construction of these flats has not impacted on the ability to understand the historical significance of the place. The front garden setback contributes to the significance of the place as it evidences the houses original large garden setting. The front garden is described in the citation as being relatively recent. The front garden is largely gravelled. This is shown in figure 1 of the citation. There is no obvious evidence that this area is designated carparking for the units. The current landscaping does not have any detrimental impact on the significance of the place. The full sentence in the citation states: *While the original Victorian-era house at 51–53 Wattle Road, Hawthorn and its setting have been altered, the simple but elegant overlay of the then fashionable Federation style and a generous front garden setting remain substantially intact."* This acknowledges that the setting has been altered but that a substantial front garden remains. As noted above, the front garden is largely gravelled. This is shown in Figure 1 of the citation. There is no obvious evidence that	

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			this area is designated carparking for the units. A place is only required to meet the threshold for one of the recognised heritage criteria to be significant. As discussed in the citation, the building retains most of its original built form, roof form, rendered brick walls and window and door openings and joinery. Original details include its canted bay windows on the south (front) façade and eastern elevation. This evidences the house's original build date and association with an early phase in the suburban development of Hawthorn. 51–53 Wattle Road, Hawthorn is also of historical significance for the evidence it provides of a pattern of undertaking substantial alterations and additions to early houses at the beginning of the twentieth century to reflect fashionable tastes and the conversion of many large houses during the interwar years to flats often including an 'upgrade' to their façades and embracing then current and more fashionable styles. A large proportion were later demolished or have been returned to their original form. Substantial population expansion in Hawthorn between 1911 and 1933, saw an intensive boom in residential subdivision between 1910 and 1940 and resulted in a major increase in multi-unit flat developments. Alongside this, the upper-middle class (and to some extent the middle class), who relied heavily on domestic	

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			servants, saw a sharp increase in labour costs in the first decades of the 1900s resulting in many not being able to maintain their large properties. In Hawthorn, several large homes were divided into self-contained flats from around World War I. The large scale of these homes made them amenable to being divided up into several smaller dwellings, the owner of the property often living in one and renting out the others. While much evidence of multi-unit flat development remains in Hawthorn little evidence of the conversion of larger homes into flats does, with many of these either demolished or converted back to their original state. 51-53 provides important evidence of this period of major social and demographic change in the area. The building of the block of flats in the southeast corner of the block in 1957 has impacted the intactness of the place. This intrusion is relatively minor as most of the façade of the early house is still clearly visible from the street. The house remains clearly legible as a substantial Victorian era villa. The construction of these flats has had little impact on the historical significance of the place. The front garden is largely gravelled. This is shown in Figure 1 of the citation. There is no obvious evidence that this area is designated carparking for the units. Robert Wallen contributed to Victoria (and Boroondara) in a number of ways. The	

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			house at 51-53 Wattle Road has a direct association with Wallen as he resided at the residence between 1872 to 1893, a period of 21 years. A person does not need to be born or die in a place in order to have a significant association with it. During his residency he was a Hawthorn City Councillor and Mayor twice. His other civic duties included being trustee of the National Gallery, Museums, and Public Library of Victoria. He worked part time as a journalist, contributing to the Age, Leader, Argus and Australasian providing social and political commentary. He reportedly worked between 8pm and 2am most nights (Hall AR, "Wallen Robert Elias" Australian Dictionary of Biography Volume 6, 1976) at least some of this work would have been done from his home in Wattle Road. He died at sea (off the coast of New Zealand) but was brought back to Australia to be buried in the Boroondara cemetery. On this basis, Wallen is appropriately recognised under Criterion A.	
37	*Supports*	Submitter supports the recommendations on the following grounds: • The submitter supports the protection of heritage properties in Hawthorn, for the sake of future generations and for aesthetic reasons. too many beautiful old houses have been lost only to be replaced by poor quality, often badly built and ugly multistorey flats that are unlikely to survive and outlive the beautiful old properties of the past.	Statement of support is noted.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
38	*Seeks Changes*	The submitter seeks changes to the recommendations on the following grounds: • The proposed strategy is a good start but it should be broadened to preserve the heritage streetscape on all the heritage properties in the precinct not just the select few.	Council's heritage consultants were asked to investigate the street for a heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, GML Heritage is of the opinion the street does not present as a single, uniform precinct, and a precinct over the street cannot be justified.	**No change recommended.**
43	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: • Wattle Rd has a variety of dwellings of heritage value as listed in the Wattle Road Heritage Study. To protect them a heritage precinct should be established. • 76 Wattle Rd is slated for imminent demolition to be replaced by 9 three-storey flats - another loss of a beautiful Victorian-era home and a gross over-development of the site, to the extreme detriment of immediate neighbours and the appearance of the street as a whole.	Council's heritage consultants were asked to investigate the street for a heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, GML Heritage is of the opinion the street does not present as a precinct and that a precinct over the street cannot be justified. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property.	
44	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: • A heritage precinct is urgently needed to protect the remaining varied heritage homes in Wattle Road, which has been described by historians as the most historically interesting street in Hawthorn. This is particularly urgent because no.76 may be demolished soon - another beautiful Victorian-era home. Sadly it is due to be replaced by 9 three-storey apartments which are crammed onto the site leaving little room for greenery. They will be very close to and overshadow neighbouring homes. A most unfortunate over-development.	Council's heritage consultants were asked to investigate the street for a heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, GML Heritage is of the opinion the street does not present as a single, uniform precinct, and a precinct over the street cannot be justified. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
45	*Supports*	Submitter supports the recommendations on the following grounds: • Recent approvals for incompatible three story developments at #58 and #78 Wattle Road demonstrate that rule based VCAT approvals overriding neighbourhood objections and the council's inability to manage developments on a site by site basis require a new approach. The proposed Heritage Overlay and revised planning scheme has the potential to put control back into the hands of more sympathetic and neighbourhood driven authority. • The Hawthorn and Kew regions were a tribute to a period of style and grace that should not be lost to future generations. • The list of properties is testament to the volume and diverse quality of residences that should be preserved. • As stated by others Wattle Road has contributed enough to the urban density increase, it's time to apply restraint and retain some semblance of an aesthetic approach vs blanket rule-based planning.	Statement of support is noted.	**No change recommended.**
52	*Supports*	Submitter supports the recommendations on the following grounds: In the past 20 years Balwyn has became almost unrecognisable with so many older buildings being demolished. There should be balance when increasing the density of the municipality. Enough older buildings should remain so that its history is immediately obvious to anyone walking down the street. Wattle Road already has enough new and medium density buildings and that the heritage overlay/additions to the heritage register are appropriate and necessary to show the growth and change in the street from the beginning. An old area needs to keep enough old buildings to tell the	Statement of support is noted.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		area's story. Hawthorn is old, it should not be all new. There is enough new - preserve the old that is left.		
54	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: • The submitter supports the amendment in the Wattle Rd Heritage Study to include the cited properties around the Wattle Rd area. However, a heritage precinct should be put in place on the eastern end of Wattle Rd between 76 Wattle Rd and 88 Wattle Rd on the south, given all the properties are of local historical and architectural significance. The study cited 76 Wattle Rd as to be considered separately given its condition that a permit for demolition has been applied. There is a planning application lodged for 76 Wattle Rd and VCAT. Although the Council has refused the application, VCAT recently resolved that a planning permit is to be granted. The proposed development is completely odd to the historical precinct of Wattle Rd and will be detrimental to the heritage area if built. Given the current situation above, in addition to the proposed amendment, I recommend a heritage precinct be created to include 76 Wattle Rd such that planning controls can be applied to the property and the local heritage be maintained.	As part of Stage 1 of the study, Wattle Road was assessed for its potential as a heritage precinct. It was found the street has a diversity of built form, lot sizes and setbacks as a result of ad-hoc subdivisions and development. Its built form includes houses, townhouses, flats and apartments dating from different eras and ranging in scale, form and materiality. Some dwellings are set well back on the lot with deep front gardens, whereas others are set closer to the street. While the street itself is distinguished by its narrow width (a result of its origins as a lane) the street's more fragmented development pattern, inconsistent built form and greatly varying setbacks means the unity and cohesion required to be legible as a precinct is lacking. Because of this inconsistency and fragmentation, it would be hard to justify a precinct listing as required by *Planning Practice Note No 01 'Applying the Heritage Overlay'* (2018). For this reason, it is not recommended that a precinct Heritage Overlay be applied to the street or discrete section of the street. The property at 78 Wattle Road is already included in the Heritage Overlay (HO546). In order for it to be included in a precinct its individual listing would need to be amended to make the place significant to the precinct. As 76 Wattle Road has been approved by VCAT for development, this leaves only 88,	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			86 and 84 as a potential precinct in this section of the street. Three places in a row is not considered to be sufficient to a justify a unified streetscape that warrants protection as a precinct. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property.	
55	*Supports*	Submitter supports the recommendation on the following grounds: Submitter supports the preservation of the unique streetscape of Wattle Road for future generations of residents. The multiple heritage frontages connect well with those already protected in Lisson Grove and Manningtree Road, making this an important historical region within Boroondara.	Statement of support is noted.	**No change recommended.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		This small street is already overwhelmed by traffic and the young children crossing the street every day to attend local schools deserve the council's protection. We fully support the Wattle Road Heritage Precinct proposal as we believe it will benefit not only the local residents and property owners, but the broader community as well.		
57	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: • The submitter supports the Wattle Road Heritage study and asks council to urgently protect the heritage houses and flats it identifies on Wattle Road, Finchley Court, Wattle Grove and Burton Avenue via their inclusion in the Heritage Overlay. • The submitter wishes to see many more of the heritage grade homes from 1800-1930 on Wattle Road protected, and for council to create a heritage precinct on Wattle Road. The independent report by heritage expert Graeme Butler should be evaluated and considered thoroughly by council in reaching its conclusion. • Council should review the zoning of Wattle Road and restore it to a Neighbourhood Residential Zone (NRZ) in order to protect the heritage character of the street.	Officers received the precinct proposal prepared by Graeme Butler, which has been reviewed by Council's heritage consultants. GML Heritage is of the opinion the case for a precinct across the entire street is not justified. A response to the precinct proposal can be viewed in **Attachment 2** to this report. The Neighbourhood Residential Zone has never been applied to this area. Wattle Road is currently within the General Residential Zone 2 (GRZ2). This has been in place since the introduction of the new residential zones in 2015. The zone was chosen to reflect the neighbourhood character of the area which includes the presence of town house and unit developments in the area. Any review of the zone in the area would be considered as part of a wider review of residential zones across Boroondara in the future should this be required.	**No change recommended.**
58	*Seeks Changes*	Submitter is opposed to the proposal to include 48 Wattle Road on the following grounds: The Council has just finished a 5-year GAP heritage study of all Boroondara and no additional buildings in Wattle	The Planning Panel Report for Amendment C387melb concluded: while previous heritage studies provide a valuable resource and source of information that support the	**Adopt the citation for 48 Wattle Road, hawthorn, subject to the**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		Road were flagged as qualifying for Heritage Overlay. How much of taxpayer money has been already spent? Surely, the conclusion of this study and many more before should not be suddenly ignored. A few years ago, this property was identified as potentially heritage listed but after consideration, it was not. It is not clear which new information would change this finding and the finding of the very recent heritage study. Considerable alterations to the building were made. They compromise the integrity of the house. In the northern elevation, facing the street, there is an extension attached to the house to the boundary with a tin roof. This structure is low, unlike the rest of the house. This is a key below benchmark indicator as defined in the methodology report. The western façade, which also can be seen from the street as you approach the house, now has a window, when the original house had a blank wall. You can also see the extension with the tin roof, not in character with the house era. This alteration is in the front of the house, outside the front room, as you enter, which should be intact to qualify for heritage listing classification. The tiles in the front verandah are not original and were not even replaced by an imitation of the original. A totally different look, which compromises the integrity of the building. There is a tall picket fence, not in character with the cast iron fences used in the era of my house. This argument has been used to justify the non-listing of a Victorian house in the street. The land of my house was subdivided and what used to be a grand estate with a large parcel of land is no longer now with a 450 square meter land. This takes away the cultural significance of the building, as the land was an integral	consideration of heritage values at the time they were undertaken…it is inappropriate to place too much weight on them as either a basis for attributing significance now or not identifying them now because they previously were not identified. This is due to a range of factors including: • The study scope which may be limited by budget, priorities or a particular focus. • Differing methodologies i.e., PPN01 not in use, Thematic Environmental History (TEH) not used or written, Clause 43.01 of Planning Scheme not in existence. • There is now a greater level of access to digitised information for assessing significance and importance. • Over time there is a greater appreciation or understanding of particular themes and eras. • Loss of buildings means that they are now rarer than they were 20 or 30 years ago and now of greater importance. The Panel concludes that whether or not a property was identified in a previous study is not relevant to whether a place has sufficient significance to justify the Heritage Overlay. The extension referred to by the submitter appears to be a flat roofed open carport constructed in 1962 (BP4214). The carport is attached to the eastern wall of the house and extends to the fence line. It incorporates cast iron corner brackets across its front. The carport is light weight and unintrusive. It	**following changes:** • **Amend citation to include mention of the carport.** • **Amend citation to include window along west elevation.** • **Amend citation to note that the front verandah tiles are not original.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		part of the house, which also included a servant quarter. It might have been a common occurrence in Melbourne, nevertheless, in the case of this property, it considerably affects its historic appeal. The successive alterations have taken away the integrity of the building but also it will create an extra layer of bureaucracy and unnecessary burden if one wanted to update it, may it be for ecological reasons. The house will potentially lose some of its value with no financial compensation from the council. It is important to note that listing houses as heritage sites does not guarantee protection against inappropriate developments. Homes not designated as heritage sites may undergo inappropriate developments on their property. Appropriate development is not a heritage issue but an urban planning issue which would treat all owners in the street equally rather than penalizing a few. It will be more effective, convincing and sensible to reserve heritage designation for significant untouched landmarks that truly deserve this classification. Whilst a very few Wattle Rd residents are keen for some houses to be heritage listed, a great number are not. Those keen are entitled for their opinions but they do not represent the views of many. If they wish their houses to be heritage listed, this submitter would not object to it. However, their views should not be imposed on this submitter and the residents in the street. Listing this house with a heritage undelay would be most unfair as when the house was bought, it was not. So, 48A Wattle road and 46 Wattle rd, or any properties in the street for that matter can be free to build anything they wish within regulations, but the submitter won't be able to add a carport if they wished to!	has minimal impact on the integrity of the place and does not impact significance. It has not resulted in the loss or alteration of any significant fabric and could be easily reversed without causing any permanent damage or loss of fabric. The citation will be updated to reflect this change. The citation will be updated to add this window to our description of the place noting it to be non-original fabric. It has little impact on the significance of the place. The citation will be updated to include the replacement of tiles. This change has minimal impact on the overall integrity of the place and does not impact significance. There is no evidence that the house originally had a cast iron fence. The 1902 MMBW shows the property as fenced however what form this took is unknown. The current timber picket fence, while not original, is in keeping with the style of the house. The fence is not listed as contributing to the significance of the place and no fence controls are recommended. The subdivision of the land in 1988 is detailed in the citation and it is acknowledged that the loss of the house's original setting has impacted on the intactness of the place. Free-standing two-storey residences designed to appear as a terrace house are unusual in Hawthorn and Boroondara more broadly, where the detached villa was the more typical form. The house retains its original front set back	

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		It is also interesting to note that some pushing for heritage-listed properties in Wattle Road, won't be affected by the findings. Some have already developed their site or have replaced their older property with a new one. Their opinion therefore is puzzling. The choice of the heritage-listed properties in Wattle Road is arbitrary. Looking at the list for consideration, one wonders why some were or were not part of the list. What matters to residents, carbon footprint, sustainability, transport, social interaction, affordability, should be the main preoccupation of the council, not unfairly targeting few owners because of the lobbying of a few. The submitter is very disappointed with the lack of communication granted to the majority of residents to date. It seems that it has been one sided between Council and the instigators of the proposal. The group lobbying the council has not been inclusive of many members of the community who ignored what was happening behind the scene. The submitter is shocked that a group of 5 (or perhaps 6) was able to influence the council to open another study. It makes a mockery of previous investigations, shows disdain to the rest of the community and displays weakness of the system. It should not be that easy to influence the council. It is bewildering and concerning to think that a ridiculously low number of people would hold so much power. I have been living happily in Hawthorn for 35 years and I am hoping to continue to be part of a community and a council who respect the views of the respective owners. One should not use "heritage" lightly with the risk of degrading this classification and bow so easily to the pressure of a handful of people at the expense of the rest of the community.	from the street and remains free standing on its block. It is clearly legible as a freestanding double storey Victorian era house designed to appear as a terrace house. While the reduction in its allotment size has impacted intactness, this does not negate the significance of the place. The Heritage Overlay does not prohibit maintenance or alterations and additions being made to properties. It provides a mechanism to manage the significant fabric of a place and to consider the related decision guidelines and heritage policies through the planning permit application process. The proposed heritage controls would not place any restriction on interior alterations to the place. Council cannot consider any potential personal financial implications such as value of a property in the assessment of applying heritage controls. The State Government's *Planning Practice Note 1: 'Applying the Heritage Overlay'* identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Places have not been identified based on the property owner and whether or not they were part of the original request to Council that the investigation be carried out. Matters relating to development of properties are considered through the planning permit assessment process, considering the planning regulations that	

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		In the light of what I have outlined, I would ask that this study stop now without going any further. The wheels are in motion but this should not have started in the first place. Taxpayer money should not be wasted one minute longer.	apply to the property at the time. This includes consideration of impacts on surrounding properties, neighbourhood character considerations and other matters. While the original request for a heritage investigation was made by a select group of residents, the preparation of the draft heritage citations and the recommendations were made by Council's expert heritage consultant's GML Heritage and not by members of the community. The places identified have been assessed in accordance with *Planning Practice Note 1: 'Applying the Heritage Overlay'* which identifies the criteria for assessing heritage significance. Council has carried out the heritage study process in a transparent and open manner. Affected property owners were informed that their properties were under investigation for heritage significance early in the investigation process. Council has carried out consultation on the prepared draft citations before making any decisions regarding commencing a planning scheme amendment to introduce Heritage Overlays over any of the affected places. The planning scheme amendment process will include further opportunities for affected and interested parties to provide feedback to Council through the formal statutory exhibition process and the independent planning panel process should one be required.	

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
59	*Supports*	Submitter supports the recommendations on the following grounds: These properties make up the character of this neighbourhood. It is why this submitter has stayed in the area for the last 22 years. Having seen too many Wattle Road heritage homes demolished and replaced with apartments, the protection should be implemented before it is too late and the street character is lost.	Statement of support is noted.	**No change recommended.**
62	*Seeks Changes*	The submitter acts on behalf of the owner at 76 Wattle Road and objects to the recommendation of the heritage study on the following grounds: Wattle Road has been designated by Council as an area for infill townhouse development through its local policy framework and Zone schedule. Given the lack of appropriately zoned land in Boroondara to provide additional housing of this form, further development restrictions will significantly impact the ability to provide much needed infill housing in a strategically appropriate area. Council has already undertaken extensive heritage studies of this area over several years. These studies have all determined that the precinct is not worthy of heritage protection. Nothing has changed in heritage or planning terms with respect to decision-making around inclusion of properties within a heritage overlay. The submitter also objects to any future potential inclusion of No.76 Wattle Road within the study area.	The zoning of a property has no impact on the consideration of whether or not a property should be included in the Heritage Overlay. The consideration of zone and heritage objectives are considered through the planning permit assessment process. It is not uncommon for places of heritage significance to be located in areas designated for more intensive forms of development. The weighting of those considerations is not a matter for consideration in the merits of applying heritage controls. The property at 76 Wattle Road is already included within the study area which comprises all of Wattle Road. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay.	**No change recommended.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage protection for the property.	
63	*Supports*	Submitter supports the recommendations on the following grounds: The submitter supports the Wattle Road Heritage study into protecting the heritage grade residences from 1880's to 1930's and to create a heritage precinct on Wattle Road, Hawthorn. As one of the earliest developed streets in Hawthorn and consisting of solid homes of high quality architectural historical value and a variety of designs, I believed they should be maintained as heritage value and interest in the development of the suburb. I believe the destruction of more of these residences is quite unwarranted.	Statement of support is noted.	**No change recommended.**
64	*Supports*	Submitter supports the recommendations on the following grounds: Various heritage studies by Council confirm that there are over 45 houses on Wattle Rd that are considered heritage grade but not protected. As a long-term resident of Hawthorn the submitter hopes that you will consider how unique and precious these heritage houses are and once they are demolished they are gone forever. Please protect	Statement of support is noted.	**No change recommended.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		local heritage houses on Wattle Road and please stop demolition of our shared local heritage.		
65	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Wish to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
66	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Wish to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
67	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Wish to see many of the superb heritage grade homes from the 1800s on Wattle Road itself heritage protected and for the Council to create a heritage precinct on Wattle Road. Please take a long-term view on our unique heritage and not go for short term gain.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
68	*Supports*	Submitter supports the recommendations on the following grounds:	Statement of support is noted.	**No change recommended.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		Wattle Road has a great past that is very relevant to Hawthorn, no more demolition and the destruction of the reminders of that past should be allowed to take place. What is left of the street escape should be protected and preserved.		
69	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Wish to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
70	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Wish to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
71	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: Wish to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
72	*Supports*	Submitter supports the recommendations on the following grounds: I am concerned about the possible loss of these superb Victorian homes which make this area so historically significant.	Statement of support is noted.	**No change recommended.**
73	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: The submitter supports council trying to conserve these houses because the history behind them is important and it would be a shame if they were demolished. They tell a story just looking at them and have very attractive architecture. The submitter grew up in London and saw wonderful architecture destroyed during and after the War. The lesson is to appreciate your history of architecture. You can't bring it back once it's gone. Melbourne has architecture that compares just as well with the historical architecture in Europe. The submitter would prefer it if Council protected all the historic houses on this street. Not just the 20 proposed.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
74	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: The submitter supports the study but wishes to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
75	*Supports*	Submitter supports the recommendations on the following grounds:	Statement of support is noted.	**No change recommended.**

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Attachment 1: Summary of submissions and response table

Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		The 1870 to 1930s built environment is distinctive and appealing in the area. Preserving it is a benefit historically and aesthetically		
76	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: The submitter supports the study but wishes to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
77	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: The submitter supports the study but wishes to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
78	*Supports*	Submitter supports the recommendations on the following grounds: The submitter supports preserving our historical buildings in order to preserve our history. This also adds value and beauty to our suburbs for all residence both now and in the future. Where a building is of significant heritage and beauty it should be preserved.	Statement of support is noted.	**No change recommended.**
79	*Seeks Changes*	Submitter seeks changes to the recommendations on the following grounds: The submitter supports the study but wishes to see many more of the heritage grade homes from the 1800's to	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there	**No change recommended.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	
80	*Seeks Changes*	Submitter objects to the recommendation to include 5 Wattle Grove, and the Wattle Grove precinct on the following grounds: Facts in the citation are incorrect. 5 Wattle Grove was not originally a brick house. It was built out of timber. Brick walls were later added around the timber walls. 5 Wattle Grove has a number of mould issues, which is likely due to the way the house was originally constructed. At some point the house will need significant development, to correct these issues, else it may not be inhabitable. Restricting development of the house, may result in high costs to fix a number of these issues, which in turn may result in serious long term health issues for the inhabitants, or it not being able to be used. In the last 20 years, council has approved the complete demolition of a number of dwellings in Wattle Grove, illustrating their lack of historical significance. Agree there are houses in Wattle Rd which could be considered significant from a heritage perspective, but there is nothing significant about the properties in Wattle Grove, other than they are old.	The citation will be updated to ensure that 5 Wattle Grove is consistently acknowledged as a timber house and that it has been re-clad and rendered making it now appear as a brick house. This change has impacted on the intactness of the house and this will be noted in the citation. Notwithstanding this change, 5 Wattle Grove remains clearly legible as a Victorian era double fronted cottage. It contributes to the late nineteenth century urban character to the streetscape, which is achieved through a consistency in building heights, setbacks, overall forms, pattern of fenestrations and architectural detail with most buildings remaining true to their original design intent as modest Victorian Italianate houses. The house is correctly graded as a contributory place to the precinct. All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard. The structural condition or age of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under *Planning Practice Note 1: 'Applying the*	**Adopt the Wattle Grove Precinct citation, subject to the following change:** • **Amend citation to ensure 5 Wattle Grove is consistently referred to as a timber house and that it has been re-clad.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			Heritage Overlay'. Structural condition can be taken into account during the application for a planning permit for development, which will assess the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that do not change the external appearance of the building may not require planning approval, even if the property is affected by a Heritage Overlay. In the absence of a Heritage Overlay, Council is not able to consider heritage matters through the planning or building permit processes. The demolition of other properties prior to the heritage investigation has been taken into account when determining whether the Wattle Grove precinct retains enough intactness to reach the threshold for heritage significance. Council's heritage consultants have determined that the remaining properties are of heritage significance. The draft Wattle Grove Precinct heritage citation explains the justification for including the precinct in the Heritage Overlay, beyond simply the age of the properties. The precinct is described as having historical and representative significance and shows the single subdivision of a larger landholding during the land boom of the 1880s.	
81	*Supports*	The submitter supports the recommendations on the following grounds:	Statement of support is noted.	**No change recommended.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
		It is imperative that we take this opportunity to protect Australia's Heritage for future generations and for the local people who live there now. The submitter lives in a Heritage area in England and the houses on Wattle Road are just as deserving of protection.		
82	*Seeks Changes*	Submitter objects to the recommendation to include 3/5 Finchley Court on the following grounds: In recent years the rental property's owner life has become more difficult with ever increasing regulation that for the most part favours the tenant. During the Covid pandemic the submitter dropped the rent significantly to help the immigrant tenants and currently the rent is under market value. The application of a heritage overlay is just one more difficulty to be managed in an activity that is becoming less and less attractive. Let us assume a frame window needs to be repaired, the submitter would need to obtain permission to replace the frame with appropriate material and colour, it would then need to be inspected by the planning department meaning the submitter would have to be on site as the property owner. Similarly, what if a balustrade or front door need to be repainted? This is an extract from the report: *"The flats were built by a single owner over a short period of time, between 1941 and 1945, and as a result the group demonstrates remarkable unity and cohesion within the streetscape. The reserved detailing of the flats reflects the austerity of the era in which they were constructed, when building materials and labour were in short supply as a result of the war, yet the flats also exhibit materials and design elements that were popular in the interwar years and into the 1940s and 1950s". This is code for "these buildings have no architectural merit".*	Council cannot consider any potential personal financial implications such as property value or rental income in the assessment of applying heritage controls. *Planning Practice Note 1: 'Applying the Heritage Overlay'* identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Routine repairs and maintenance do not require a planning permit and are allowed to be carried out. As there are no paint controls proposed for this property, a planning permit is also not required to paint any previously painted surface. The flats of Finchley Court are highly intact representative examples of flat buildings built during the war years of WWII. As a result of material and labour shortages their architectural design and detailing demonstrates a simplicity and austerity that reflects the social conditions of the time. Restrained architectural detail does not equate to a lack of architectural merit. Often places of simple, understated detailing require a greater degree of design skill than those relying on applied decoration. As a group, the Finchley Court flats provide a streetscape of remarkable unity and	**No change recommended.**

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			cohesion, while also displaying a lively sense of individuality in terms of form, orientation and materials.	
83	*Seeks Changes*	Submitter is opposed to the recommendations on the following grounds: The process to arrive at the proposed creation of individual heritage listings as well as heritage precincts in Wattle Road has been flawed. There has been a distinct lack of consultation with residents in the street, with only letter drops to affected residences. This overall strategy will affect all residents, yet there has been no broad consultation. Sporadic listings will result in a hit-and-miss development outcome over time. This would significantly change the character of the street, and not in a way aligned with good planning. Since the imposition of a change in zone to GRZ in 2014, council has provided very little guidance for design and development. This is a significant gap in policy. Rather than protecting a small number of homes, the area should fall under a DDO to determine HOW development occurs. There simply needs to be more guidance for heritage homes, and for all other properties in the street. While the zone forms the "underlay", there is insufficient guidance for the nature of future development which would be consistent with community and resident's expectations.	Council has carried out the heritage study process in a transparent and open manner. Affected property owners were informed that their properties were under investigation for heritage significance early in the investigation process. Council has carried out consultation on the prepared draft citations before making any decisions regarding commencing a planning scheme amendment to introduce Heritage Overlays over any of the affected places. The planning scheme amendment process will include further opportunities for affected and interested parties to provide feedback to Council through the formal statutory exhibition process and the independent planning panel process should one be required. The planning permit assessment process considers a range of issues, including neighbourhood character. There are a range of policies and guidance documents within the Boroondara Planning Scheme that provide guidance for the consideration of planning permit applications. The intent of the Heritage investigation process is to identify and protect places of heritage significance. This would not be accomplished through a Design and Development Overlay.	**No change recommended.**

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84	*Seeks Changes*	Submitter is opposed to the recommendations on the following grounds: I am aware that there is a study underway but I wish to advise that I do not support the recommendations of the Wattle Rd Heritage study and the approach that has been used to come to this point. A small group, self-interested in Heritage proposed the heritage study, for their own purposes and to address the long-term planning shortcomings of the neighbourhood. Council commissioned a Heritage Study, the fifth in 20 years. This action has been taken unilaterally without broad consultation. Approximately 30% of the homes (80 houses and apartments) in the street have been directly identified and numerous others are affected. This will not improve the amenity of the street and the community. In fact it could make it worse. This divisive approach unfairly disadvantages residents of nominated homes for the purposes of a small interest group. The members of the Wattle Rd Community Group support appropriate development and appropriate recognition of "Heritage" as a principal of value. We also support owners to have agency over their properties.	While the original request for a heritage investigation was made by a select group of residents, the preparation of the draft heritage citations and the recommendations were made by Council's expert heritage consultant's GML Heritage and not by members of the community. The places identified have been assessed in accordance with *Planning Practice Note 1: 'Applying the Heritage Overlay* which identifies the criteria for assessing heritage significance. Council has carried out the heritage study process in a transparent and open manner. Affected property owners were informed their properties were under investigation for heritage significance early in the investigation process. Council has carried out consultation on the prepared draft citations before making any decisions regarding commencing a planning scheme amendment to introduce Heritage Overlays over any of the affected places. The planning scheme amendment process will include further opportunities for affected and interested parties to provide feedback to Council through the formal statutory exhibition process and the independent planning panel process should one be required. The purpose of the Heritage Overlay is not to preserve or improve the amenity of the street, it is to identify and protect places of heritage significance.	**No change recommended.**

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
85	*Seeks Changes*	The submitter seeks changes to the recommendations on the following grounds: The submitter supports the study but wishes to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
86	*Seeks Changes*	The submitter seeks changes to the recommendations on the following grounds: The submitter supports the study but wishes to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road itself heritage protected and for council to create a heritage precinct on Wattle Road.	GML Heritage was engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, GML Heritage found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
87	*Seeks Changes*	The submitter is opposed to the recommendations of the study in general and to include 18 Wattle Road, Hawthorn on the following grounds: Generally, the recommendations of the GML Heritage Report are puzzlingly inconsistent with the previous numerous heritage reviews and specifically the most recent report, being the 2014 Lovell Chen Report. In particular, there is no consideration of the Lovell Chen Report's observations and recommendations with respect to 18 Wattle Road which are set out below:- "On further consideration and after access to the property was provided by the owner it has been determined that the integrity and intactness of the property is not of a level that warrants the application of a site specific heritage overlay. While 18 Wattle is a comparatively early residence in the	All previous heritage studies of Hawthorn were reviewed as part of Stage 1 of this study. This included '*Kew and Hawthorn Further Heritage Investigations—Assessment of Specific Sites*' by Lovell Chen, 2012, revised 2014. In 2014, 18 Wattle Road was assessed to be an individually significant place. Following exhibition and as a result of further information provided by the property owner and a site visit, Lovell Chen changed their findings and recommended the place be removed from the amendment due to alterations to the principal façade. They considered the integrity and intactness of	**Adopt the citation for 18 Wattle Road, subject to the following change:** • **Amend the citation to reflect that the springer blocks have been potentially altered and remove reference to**

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		context of extant Wattle Road residences, alterations have been made which detract from the significance of the property. These included the now over-scaled moulded springing blocks to the windows which form the canted bay. Their scale and comparatively crude form contrast with that of the cement brackets and moulded string courses. The house is not considered to be of sufficient architectural distinction, when compared with other examples to warrant the application of a site-specific Heritage Overlay. Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme." Neither the Council nor GML Heritage have requested a physical inspection of 18 Wattle Road. This is a significant oversight given it was after conducting a physical inspection of the property at our request that Lovell Chen reversed its preliminary recommendation and determined the property was not worthy of a site specific overlay. Given this, it is concerning that no request has been made in this instance. The GML Heritage report does not address the Lovell Chen findings with respect to:- "the now over scaled moulded springing blocks to the windows which form part of the canted bay. The scale and comparatively crude form contrast with that of the cement brackets and moulded string courses." This conclusion was formed by Lovell Chen upon inspection of 22 Wattle Road (now demolished) and was a significant factor in Lovell Chen's recommendation that the property not be subject to a Heritage overlay. If you examine the photo of that property in the Lovell Chen	the property was not of a level to warrant a site-specific HO. This lack of integrity and intactness appears to be based solely on the scale and detail of the springer blocks to the windows of the canted bay. They deduce that as these differ to the now demolished 22 Wattle Road (which was designed by the same architect and built at the same time) they had been altered. On review of a single image of 22 Wattle Road provided in their 2014 report and google street view, the front façade of 22 Wattle Road appears to have been substantially altered with its front verandah being replaced to include brick piers probably in the interwar or early postwar period. Due to these alterations, and without further investigations, it cannot be assumed that other details such as the springer blocks on this house had not also been altered, rendering any comparison to number 18 limited. Notwithstanding this, the springer blocks of No 18 are uncharacteristically bulky in their form and may have been altered, although this is unknown. Council's heritage consultants do not agree with Lovell Chen's conclusion that this relatively minor potential alteration to the detailing of the canted bay window results in the place falling below the threshold as an individually significant place. The house retains key characteristics of its typology, including an asymmetrical built form with canted bay, hipped slate roof, moulded eaves brackets, rendered brick walls, timber and cast-iron	**them in 'what is significant' section of the Statement of Significance.**

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		report you can identify the differences between the properties. This is particularly troubling given the GML Heritage Report with respect to the Property purports to include in its Statement of Significance as an element that contributes to the significance the:- "cement moulds to the windows of the canted bay, terminating in a plain capital or springer block". The GML Heritage Report also describes as one of the key features of the property as being the "retention of its front garden setting and part of the early pathway layout". This is perplexing. In fact, the layout of the front garden was done by the current owners in or about 2003 as part of an extensive renovation of the property and without reference to historical records or plans. Prior to 2003 the property had a front garden setting which largely consisted of grass with an angled path. Further, at least as far back as 1986, it appears the front garden was largely paved with what appear to be concrete blocks with the garden beds. In addition, the Lovell Chen report also says that the concrete apron (i.e. the car parking area) distracts from the look of the property ("there is a driveway and parking apron of concrete which has had a negative impact on the presentation of the canted bay window") which is inconsistent with the GML Heritage Report. Given the above, it is both troubling and perplexing to find that GML Heritage have included the "front garden setting" in the Statement of Significance as one of the "elements that contribute to the significance of the place". Given points above it appears at least 2 of the bases for the GML Heritage Report recommendation with respect to 18 Wattle Road are flawed. This calls into question the	verandah, timber sash windows (some with round arched tops), and rendered brick chimneys with cement caps and brackets. Council's heritage consultant will amend the citation to reflect that the springer blocks have been potentially altered, and remove reference to them in what is significant section of the Statement of Significance. The citation prepared by Lovell Chen in 2012 for 18 Wattle Road does not include any comparative analysis. *Planning Practice Note 1: 'Applying the Heritage Overlay'* which was published in 2018 requires that some comparative analysis be undertaken to substantiate the significance of each place. The comparative analysis draws on other similar places within the study area, including those previously included in a heritage register or overlay. In order to capture and protect different eras and themes of the historical development within the municipality it is necessary to identify places that are representative of those themes and then compare them against comparable examples. The process of comparative analysis for local level significance does not require places to be better than others but they should compare at least as well as others that are of a similar phase, era or class. The comparative analysis found 18 Wattle Road to compare well to other single storey brick Victorian Italianate villas in Hawthorn that are included in the heritage Overlay as individually significant places. What sets 18	

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		GML Heritage Report not only with respect to those matters but generally for the Property and potentially for the other properties the subject of the report. Further, there are a large number of properties that the 2014 Lovell Chen Report did not recommend be subject to a heritage overlay which GML Heritage now recommend do be subject to a heritage overlay. For example, in Wattle Road alone these include:- • 18 Wattle Road • 41 Wattle Road • 43 Wattle Road • 50 Wattle Road • 51-53 Wattle Road • 86 Wattle Road • 88 Wattle Road This begs the question as to what is the actual rationale/basis for the wholesale changes between 2014 and 2023? Specifically, why would Council having accepted the recommendations in the earlier report now believe it is appropriate to accept those of the later report? Again, the extent of the changes calls into question the GML Heritage Report. The heritage listing of the Property is difficult to understand given the extensive development in the street over time and particularly given the Property is in effect surrounded by flats/apartments (i.e. on each side and all 3 contiguous properties behind it). The effect of a single Victorian house in this context is not worthy of heritage protection given the streetscape and surroundings have been some comprehensively developed that the property will in effect be stranded in this context. The submitter objects to the imposition of a heritage overlay such that this property in effect can only be used	Wattle Road apart is its early build date compared to other examples. As such 18 Wattle Road evidences the beginning of suburban development in Hawthorn with its restrained architectural detailing reflecting it pre gold rush boom build date. A site visit has been arranged. In the description of the property, it is noted that: The central path from the street to the front verandah is consistent with the pathway alignment of the garden in 1902. Other aspects of the early garden layout by 1902 have been replaced. There is no front fence. It is acknowledged that the landscaping is not original and that it is only the path alignment that matches that from 1902. Under alteration and additions, the citation notes recent landscaping to the front garden, including a concrete parking apron. Retention of its front garden setting refers to the house's set back from the street and general garden aspect. As noted above the path layout is referring to alignment of the front path not its fabric. In our opinion the concrete apron has a neutral impact on the significance of the place. While it is obviously not an original feature of the house's landscape it does not obscure the house or impact on an understanding of its original garden setting or setback. A recent Planning Panels Victoria panel report for Amendment C387melb concluded: while previous heritage studies provide a	

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		as a single dwelling. It is a location with excellent infrastructure and more suitable to multi dwellings which use is entirely consistent with the State of Victoria's plan for Melbourne. It is patently also unreasonable to have an overlay that affects the whole property when it is apparent that only the façade that has been focused on. The overlay affects the whole of the property including outhouses and fences. Fundamentally, the submitter is concerned that this process has been neither fair nor transparent and the engagement with property owners has been poor. This process appears to have been developed and implemented by Council in response to a few members of the community. Further, it seems the focus of the exercise is to stop further development in Wattle Road and the heritage review process is being pursued to achieve that end which is in the submitter's view an abuse of the heritage process when in fact what is required is appropriate town planning and development guidelines. The recommendation of a heritage overlay for the Property is particularly troubling given the extensive heritage review processes Council has undertaken previously all found that the Property did not warrant the imposition of a heritage overlay upon which findings we have relied and now it appears only the pressure from a few members of the community who will not be directly affected have led to this proposed imposition.	valuable resource and source of information that support the consideration of heritage values at the time they were undertaken…it is inappropriate to place too much weight on them as either a basis for attributing significance now or not identifying them now because they previously were not identified. This is due to a range of factors including: • The study scope which may be limited by budget, priorities or a particular focus. • Differing methodologies i.e. PPN01 not in use, Thematic Environmental History (TEH) not used or written, Clause 43.01 of Planning Scheme not in existence. • There is now a greater level of access to digitised information for assessing significance and importance. • Over time there is a greater appreciation or understanding of particular themes and eras. • Loss of buildings means that they are now rarer than they were 20 or 30 years ago and now of greater importance. As part of Stage 1 of this study Wattle Road was assessed for its potential as a heritage precinct. It was found that the street has a diversity of built form, lot sizes and setbacks as a result of ad-hoc subdivisions and development. Its built form includes houses, townhouses, flats and apartments dating from different eras and ranging in scale, form and materiality. Some dwellings are set well back on the lot with deep front gardens,	

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			whereas others are set closer to the street. While the street itself is distinguished by its narrow width (a result of its origins as a lane) the street's more fragmented development pattern, inconsistent built form and greatly varying setbacks means the unity and cohesion required to be legible as a precinct is lacking. Because of this inconsistency and fragmentation, it would be hard to justify a precinct in a statement of significance as required by *Planning Practice Note No 01 'Applying the Heritage Overlay'* (2018). For this reason, it is not recommended that a precinct Heritage Overlay be applied to the street or discrete section of the street. This does not mean that individual properties in the street cannot be significant as stand-alone places. Such places do not need to be part of a group or sit within an intact streetscape but must meet the threshold for local significance as required under PPN01. Council cannot consider any potential personal financial implications such as property value or the number of prospective buyers of a property in the assessment of applying heritage controls. The State Government's *Planning Practice Note 1: 'Applying the Heritage Overlay'* identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Planning Practice Note No 01 'Applying the Heritage Overlay' (2018) provides some guidance on the extent of curtilage that is	

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			appropriate for a heritage place. It notes that: The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a curtilage and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property for example, a suburban dwelling and its allotment. Given this guidance, in suburban settings it is common practice to set the curtilage to existing title boundaries. As noted in PPN01 this allows for un uncomplicated and easily recognised boundary, leaving little potential for dispute. Reduced curtilages are usually only applied to large land holdings such as farm or pastoral properties. We note that no fence or outbuilding controls are recommended for this property. While the initial request for a heritage investigation came from a group of concerned community members, the investigation was carried out by expert heritage consultants, GML Heritage, through an independent process. The findings of the investigation were delivered by GML Heritage independently.	

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			Matters relating to development potential of a site are not a relevant consideration when determining whether or not a site is of heritage significance. The Heritage Overlay does not prohibit development, it introduces a requirement that any future development proposal is assessed against the provisions of the Heritage Overlay to ensure that it does not have a detrimental impact on the identified heritage significance.	
88	*Seeks Changes*	Submitter is opposed to the recommendation to include 7 Wattle Grove on the following grounds: Wattle Rd lacks the heritage merit when compared to the nearby surrounding streets (Lisson Grv & Manningtree Rd). Wattle Rd is a smaller, dual lane street which has been allowed to progressively develop to a higher density including townhouse and unit developments & aged care. Wattle Grove, clearly, has even less relevance than Wattle Rd. There have been numerous unsuccessful heritage studies completed over years within the suburb of Hawthorn. I have listed these below. - Municipal-Wide Heritage Gap Study: V3 - Hawthorn - Hawthorn Heritage Precincts Study (2012) - V1&2. - Hawthorn Heritage Study (1993) Volume 1A&1B 7 Wattle Grv has not been referenced as having any heritage significance in any of these prior studies. More detailed review of these reports suggests there has been little or no opinions of Heritage merit of any houses within Wattle Grv. It seems highly unusual the GML Heritage Consultants have taken opposing view to the other consultants.	Wattle Road has a diversity of built form, lot sizes and setbacks. While the street is distinguished by its narrow width (a result of its origins as a lane) the street's more fragmented development pattern, inconsistent built form and greatly varying setbacks means the unity and cohesion required to be legible as a precinct is lacking. Because of this inconsistency and fragmentation, it would be hard to justify a precinct in a statement of significance as required by *Planning Practice Note No 01 'Applying the Heritage Overlay' (2018*). For this reason, it is not recommended that a precinct Heritage Overlay be applied to the street or discrete section of the street. Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906. Of the original sixteen allotments thirteen of the early	**No change recommended.**

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		A search of the surrounding planning scheme shows select houses as having a form of heritage overlay. This methodology is considered to be appropriate, however a capture all approach, which the GML Recommendation clearly is, is a very poor body of work which contradictory to the incremental additions methodology approach a major planning overlay should take, especially noting value damage ramifications of this particular overlay. The submitter rejects the recommendations of the study and specifically ask for 7 Wattle Grv to be excluded noting the property is the last house inside the proposed 'Contributory' grading. In addition, the submitter asks that Wattle Grove be removed in totality as part of the review – noting the incremental creep some residents in the area clearly have an agenda for.	houses remain. The houses are a mix of timber and brick, single and double fronted, single storey cottages most of which demonstrate characteristics of the Victorian Italianate style. The exception to this is No.6 with its prominent gable end with strap work and timber finial. The houses have good intactness and following comparative analysis against similar places on the HO are found to be good representative example of a late Victorian era subdivision and development of workers' and middle-income housing in Hawthorn. It is significant for its collection of Victorian Italianate detached houses that, although modestly scaled, illustrate the stylish dwellings that were occupied by low to middle income workers during the nineteenth century. A recent Planning Panels Victoria panel report for C387melb concluded that: while previous heritage studies provide a valuable resource and source of information that support the consideration of heritage values at the time they were undertaken…it is inappropriate to place too much weight on them as either a basis for attributing significance now or not identifying them now because they previously were not identified. This is due to a range of factors including: • The study scope which may be limited by budget, priorities or a particular focus. • Differing methodologies i.e. PPN01 not in use, Thematic Environmental History	

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			(TEH) not used or written, Clause 43.01 of Planning Scheme not in existence. • There is now a greater level of access to digitised information for assessing significance and importance. • Over time there is a greater appreciation or understanding of particular themes and eras. • Loss of buildings means that they are now rarer than they were 20 or 30 years ago and now of greater importance. The Panel concludes that whether or not a property was identified in a previous study is not relevant to whether a place has sufficient significance to justify the Heritage Overlay. As defined by PPN01 a heritage place could include: • a site • an area • a building or group of buildings • a structure • an archaeological site • a tree or garden • a geological formation • a fossil site • habitat • other place of natural or cultural significance and its associated land. It is therefore appropriate (and heritage best practice) to assess both individual properties and groups of properties (precincts) against	

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			the recognised criteria in order to establish their significance. The fact that 7 Wattle Grove is the last house inside the proposed precinct does not impact on the house's significance. 7 Wattle Grove was built in 1890 and is an intact double fronted single storey brick Italianate villa. It contributes to the significance of the precinct as part of a collection of Victorian Italianate detached houses that, although modestly scaled, illustrate the stylish dwellings that were occupied by low to middle income workers during the nineteenth century. As a group, the houses of Wattle Grove provide tangible evidence of the subdivision of land during the boom of the 1880s. 7 Wattle Grove is correctly graded as a contributory place within the precinct. The proposed Wattle Grove precinct has been assessed against the recognised HERCON criteria under the guidance of *PPN01: Applying the Heritage Overlay*. It has been found to meet the threshold for Criterion A and Criterion D. While the initial request for a heritage investigation came from a group of concerned community members, the investigation was carried out by expert heritage consultants, GML Heritage, through an independent process. The findings of the investigation were delivered by GML Heritage independently.	

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Sub no:	Supports/Seeks changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
89	*Supports*	The submitter supports the recommendations on the following grounds: Area is historic and needs some planning controls. There are still many houses that are part of this area and need protection.	Statement of support is noted.	**No change recommended.**
90	*Supports*	The submitter supports the recommendations on the following grounds: It's time we valued our heritage architecture and gardens, and stopped the overdevelopment of Boroondara.	Statement of support is noted.	**No change recommended.**
92	*Seeks Changes*	The submitter seeks changes to the recommendations on the following grounds: The submitter supports the study but would love for council to create a heritage precinct on Wattle Road - there are many more heritage grade homes from the 1800's to 1930's on Wattle Road that could use protection.	GML Heritage were engaged by Council to carry out a heritage investigation of the street and to determine whether there was justification for a precinct across the entire street. Ultimately, they found there was not sufficient justification for a precinct, and have identified two smaller precincts and individual properties that warrant protection in the Heritage Overlay.	**No change recommended.**
93	*Supports*	The submitter supports the recommendations on the following grounds: The submitter spends many happy hours walking through the streets, enjoying the beauty and history of the place. The submitter went to school in Deepdene and loves being able to live in Hawthorn all these years later. The submitter has read the citations and has been quite taken with the rich history in these streets. The submitter supports appropriate development, but struggles to see how the narrow streets surrounding Wattle Road will cope with any more inappropriate or overwhelming developments.	Statement of support is noted.	**No change recommended.**

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		The submitter feels it is important that the built legacy of those who once lived and worked here is not lost; it helps us to understand a little more about how we live now.		
94	*Supports*	Submission from the National Trust in support of the recommendations: The National Trust supports the preparation of heritage studies by Councils, and their implementation through Planning Scheme Amendments. We therefore commend Council on the preparation of the Wattle Road Heritage Study and look forward to seeing it progress to a Planning Scheme Amendment. We strongly believe that the implementation of this review will provide greater certainty and clarity for property owners and the community, encouraging more sensitive development outcomes for these important places. We would also like to take this opportunity to encourage Council to consult with the Boroondara Heritage Group for Advocacy and Protection (BHGAP) in relation to further consideration of a potential Heritage Overlay Precinct for Wattle Road. With regard to this, the National Trust would like to see Council consider the reports provided by both BHGAP and GML to determine and ensure the most appropriate planning protection for the significant local heritage of Wattle Road.	Statement of support is noted. Officers received the precinct proposal prepared by Graeme Butler, which has been reviewed by Council's heritage consultants. GML Heritage is of the opinion the case for a precinct across the entire street is not justified. A response to the precinct proposal can be viewed in **Attachment 2** to this report.	**No change recommended.**
95	*Seeks Changes*	The submitter is opposed to the recommendations on the following grounds: The submitter does not support the Wattle Rd Heritage Study in its current form as proposed by only a few of the Wattle Rd and Burton Ave residents. The residents of these streets would be much better served by Council appealing to the Victorian Minister for	While the initial request for a heritage investigation came from a group of concerned community members, the investigation was carried out by expert heritage consultants, GML Heritage, through an independent process. The findings of the investigation were delivered by GML Heritage independently.	**No change recommended.**

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		Planning to rezone Wattle Rd to a Neighbourhood Residential Zone (NRZ) as quickly as possible. It serves no purpose to put Heritage Overlays on the older Houses on Wattle Rd only to then allow a 3 Storey, plus Roof Top Garden Development of many Units overshadowing a Heritage property. A perfect case in point is the situation with the monolithic structure being built at 58 Wattle Rd overshadowing the lovely old Victorian house at No 60. It also overshadows the smaller Post War home at No 56. Council fought valiantly to prevent the development going ahead in its current form, but were overruled by VCAT. This wouldn't have happened if the current zoning was more in keeping with protecting some of the Heritage style homes and also protecting the look, character and amenity of the street. The submitter is concerned that it is possible for any Boroondara Resident to determine how a property owner is to live in their home, have an influence over its value and dictate any further improvements to another resident's property. This is basically the end result if a Heritage overlay is placed on a property at the suggestion of another resident (who doesn't even have to live in the same street). Any alterations or improvements to the property come under much stricter planning requirements and make this process a lot less flexible. It is also not correct that this restricts what an owner can do internally. This situation is not just about demolitions and preventing further development. The submitter is concerned that any person without having been inside a property, or know of any building or engineering defects to said property, or any consultation	Wattle Road is currently within the General Residential Zone 2 (GRZ2). This has been in place since the introduction of the new residential zones in 2015. The zone was chosen to reflect the neighbourhood character of the area which includes the presence of town house and unit developments in the area. Any review of the zone in the area would be considered as part of a wider review of residential zones across Boroondara in the future should this be required. None of the properties nominated for protection in the Heritage Overlay through the Wattle Road Heritage Study are proposed to include internal controls. A planning permit will not be required for any internal alterations. The structural condition or age of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under *Planning Practice Note 1: 'Applying the Heritage Overlay'*. Structural condition can be taken into account during the application for a planning permit for development, which will assess the work against the objectives of Council's Heritage Policy.	

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		with the property owner can decide to list a property or identify it as having local historical or heritage significance. The submitter urges the Council Officers to take the path of re-zoning Wattle Rd as a priority which would be a far better way to maintain the character of Wattle Rd as a blend of old and new properties. If zoning regulations say you can't build 7, 8 or 10 multi-storey Apartments on a larger block its more likely that the appeal of demolition will fade as it's not as profitable to only build 2 or 4, two storey residences. An 8 to 9 metre height limit (as in an NRZ) would change things considerably. The reality is as well that sometimes homes that are considered by some as "Heritage" have been neglected and so poorly maintained that they are not salvageable and this has to be a consideration. This shouldn't be decided by other residents just liking the "look" of an old house when they walk past.		
97	*Seeks Changes*	The submitter objects to the recommendation to include 50 Wattle Road on the following grounds: The submitter objects to the imposition of heritage status on 50 Wattle Road, hawthorn, citing the lack of transparent process to do this. Heritage listing for a property that is now almost 150 years old, has been heavily modified throughout the first 130 years of its life, then left virtually untouched for the last 20 years and studied four times during that and not found to be significant until now, makes no sense. The heritage value of Number 50 such as it is has not changed in the last 20 years as assessed by 'heritage experts' and notified to the owners by Council. The house is the same as it was 20 years ago. It was not significant then and it is not significant now. The following correspondence supports this assertion:	Council has carried out the heritage study process in a transparent and open manner. Affected property owners were informed that their properties were under investigation for heritage significance early in the investigation process. Council has carried out consultation on the prepared draft citations before making any decisions regarding commencing a planning scheme amendment to introduce Heritage Overlays over any of the affected places. The planning scheme amendment process will include further opportunities for affected and interested parties to provide feedback to Council through the formal statutory exhibition process and the independent	**No change recommended.**

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		1. 14/2/2011 'Heritage Assessment Report by Chen P/L 2. 6/4/2011 Boroondara Heritage Investigations by Chen P/L 'Intactness Report 'Poor' 3. 18/4/2011 Assessment of Heritage Properties in Kew and Hawthorn 4. 10/5/2011 A consultant of L Chen P/L visited the property from inside and no recommendation for heritage listing was stated 5. 4/10/2017 50 Wattle Road has not been identified as an individually significant heritage place or as part of a nominated precinct in the draft 'Hawthorn Heritage Gap Study' With reference to Criterion A - Importance to the course or pattern of the cultural or natural history, There are errors in the citation and there is no evidence provided in your assertions. Criterion E - Importance in exhibiting particular aesthetic characteristics. The original integrity of the building is lost and it has not changed through 4 previous studies. Indeed there are many original examples of the style that Beulah is trying to emulate throughout Boroondara.	planning panel process should one be required. As noted in the citation: 50 Wattle Road, Hawthorn, derives its interest from cumulative building programs embodying two prevailing architectural styles. The building retains its original 1876 building and roof form, chimneys, and sash and canted bay windows. It also retains its distinctive and finely detailed 1930s double-storey arcaded loggia, which has been integrated into the main roof line of the house, and other elements characteristic of the interwar Mediterranean style. The building remains substantially intact to its 1930s-era modifications and as such has relatively high integrity, with aspects of its Victorian-era construction also legible. 50 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. It illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn. It is also of aesthetic significance for its sophisticated and refined application of the interwar Mediterranean style overlaid on a Victorian-era two-storey house. Similar to 26 Lisson Grove, Hawthorn (HO426) it illustrates the shift in the popular taste of the time, away from the Victorian decorative approach, to simpler forms.	

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			A recent Planning Panels Victoria panel report for C387melb concluded: while previous heritage studies provide a valuable resource and source of information that support the consideration of heritage values at the time they were undertaken…it is inappropriate to place too much weight on them as either a basis for attributing significance now or not identifying them now because they previously were not identified. This is due to a range of factors including: • The study scope which may be limited by budget, priorities or a particular focus. • Differing methodologies i.e. PPN01 not in use, Thematic Environmental History (TEH) not used or written, Clause 43.01 of Planning Scheme not in existence. • There is now a greater level of access to digitised information for assessing significance and importance. • Over time there is a greater appreciation or understanding of particular themes and eras. • Loss of buildings means that they are now rarer than they were 20 or 30 years ago and now of greater importance. The submitter has not provided any information outlining what errors they have identified. The citation cannot be updated to correct unspecified errors. As is best heritage practice the assessment of significance has utilised the principles of the Burra Charter Process for understanding	

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			significance. A comprehensive survey of primary and secondary sources pertaining to the Wattle Road study area and 50 Wattle Road have informed the understanding of the development history of the street and of the individual place. This research, amongst other considerations such as comparative analysis, has formed the basis of the assessment of significance. 50 Wattle Road has not been found to be of aesthetic significance for its Victorian era origins but rather for its sophisticated and refined application of the interwar Mediterranean style overlaid on a Victorian-era two-storey house.	
110	*Seeks Changes*	Submitter is opposed to the recommendation to include 63 Wattle Road, Hawthorn on the following grounds: Knottywood has been assessed against Criterion A (historical significance) and E (aesthetic significance), neither of which the submitter deems to be appropriate in the context of the broader Wattle Road Heritage Study. Knottywood is a simple block of 14 brick flats built in the 1960s, and crucially, none of them are visible from the street and therefore not part of the streetscape. The argument has been made that they are historically significant as an example of a "medium density 'own-your-own' residential unit development." The heritage submission implies that these kinds of homes are rare and unique. They simply are not. The Knottywood Units have been arbitrarily tacked on to this heritage study. This is evident by the fact that the aesthetically similar units at both 69 Wattle Rd and 24 Wattle Rd are not included - these are also medium density, own-your-own units built in	The Review was undertaken in accordance with The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013 and the Victoria Planning Provisions *Practice Note No. 1 'Applying the Heritage Overlay' (2018) (PPN01*). As is best heritage practice the assessment of significance has utilised the principles of the Burra Charter Process for understanding significance. 63 Wattle Road has been assessed against the recognised HERCON criteria under the guidance of PPN01: Applying the Heritage Overlay. It has been found to meet the threshold for Criterion A and Criterion E. Knottywood at 63 Wattle Road, Hawthorn has been assessed as an individually significant place. It is not identified as being part of a heritage precinct. Its significance	**No change recommended.**

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		the mid-late 20th century. They are from the same time period and have many of the aesthetic characteristics that have been listed as key heritage points for Knottywood - low pitched roofs, minimalistic design, brick walls and individual courtyards. Many of the Knottywood units have already been significantly modified over the years, with new windows, doors and more. Regarding the recommendation of solar energy system controls - Unit 8 already has solar panels along its entire roof. Frankly, we believe the council should be working to make installing renewable energy sources easier rather than harder in the age of climate change. Knottywood has a highly responsible owners corporation in place that already adequately protects the units from significant modification to preserve consistency, this Heritage Overlay is overkill and unnecessary. Why is this happening now? The submitter understands the desire to protect Wattle Road from overdevelopment, but as a block of 14 individually-owned units, Knottywood is not at risk of being turned into a large development. It feels as though this heritage process may have been reverse engineered to address concerns that are more about urban planning and traffic control rather than historical significance.	does not rely on its contribution to its streetscape. For a place to be significant it does not need to be visible from the public domain. As noted in the statement of significance: 63 Wattle Road, Hawthorn, planned and built between 1961 and 1964, is of local historical significance as one the earliest (if not the earliest) examples of a medium density 'own-your-own' residential unit planning of positioning varying blocks of units across the site within connecting landscape gardens challenged the traditional concept of a single house on a quarter acre block and notably predates the introduction of the *Cluster Titles Act 1974* by ten years. Both 24 Wattle Road and 69 Wattle Road are later examples of multi-unit developments. They are not distinguished by being one of the earliest examples of the typology in the municipality or are they as architecturally refined in their planning and architectural expression as 63 Wattle Road. For these reasons they were assessed as falling below the required threshold as individually significant places. When viewed from the public domain, the Knottywood units appear to retain their original built form, flat or very low-pitched roofs, eaves detail, pattern of window and door openings, walls of light grey concrete bricks, walls of glazing and individual courtyards. Building card records supplied by the City of Boroondara do not document	

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			any significant changes occurring at the property. The citation can be updated to reflect any alterations that have occurred to the building if the submitter provides evidence of the changes. The Heritage Overlay does not prohibit maintenance or alterations and additions being made to properties. It provides a mechanism to manage the significant fabric of a place and to consider the related decision guidelines and heritage policies through the planning permit application process. The application of solar energy system controls to the site does not mean that solar panels cannot be installed. It ensures that any impact on the heritage values of the site are taken into consideration before approving their installation. This process arose following an initial request for a heritage investigation from a group of concerned community members. There is no requirement to wait until a site is under threat of development before carrying out a heritage investigation.	
111	*Seeks Changes*	The submitter seeks changes to the recommendations on the following grounds: The submitter supports the study but wishes to see many more of the heritage grade homes from the 1800's to 1930's on Wattle Road heritage protected. Council should create a heritage precinct on Wattle Road to rectify a historic anomaly where heritage protection was	Council's heritage consultants were asked to investigate the street for a single heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, GML Heritage is of the opinion the street does not present as a single, uniform precinct and a precinct over the street cannot be justified.	**No change recommended.**

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		afforded to Lisson Grove and Manningtree Rd, but not to Wattle Rd.		
112	*Seeks Changes*	The submitter seeks changes to the recommendations on the following grounds: It is difficult to understand that these places, with their rich German vineyard heritage, have not already been protected. The submitter encourages Council to act further. It is well aware that a precinct rather than individual overlays over some dwellings is able to be created. To appropriately protect the heritage of the street this should be done. In years to come the heritage significance of these places will be degraded by the development around it unless it is a precinct. VCAT decisions have been very clear: the time for determining whether a proposed development is acceptable / of net community benefit is when an application is being considered. Not in advance by denying a place heritage protection and rezoning it GRZ to facilitate medium density development.	Council's heritage consultants were asked to investigate the street for a single heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, GML Heritage is of the opinion the street does not present as a single, uniform precinct and a precinct over the street cannot be justified. VCAT is bound to consider planning appeals based on the provisions of the Boroondara Planning Scheme at the time. A property being under investigation for heritage protection is not a reason for VCAT to refuse to grant a planning permit. The only way to ensure VCAT considers heritage matters in planning appeals is to place a Heritage Overlay over a property.	**No change recommended.**
113	*Seeks Changes*	The submitter opposes the recommendations of the heritage study and the recommendation to include 57 Wattle Road specifically on the following grounds: Following the input of a small number of community members this process was initiated and has been underway for more than a year now with the support and paid assistance of Council appointed 'Heritage Experts'. It is an appalling process that a small group of community members can unilaterally nominate such a large group of homes, and then gain Council funding to further their cause. All without the involvement of the owners of targeted properties, or even the broader street community, save for a generic letter putting the targeted homes on	While the initial request for a heritage investigation came from a group of concerned community members, the investigation was carried out by expert heritage consultants, GML Heritage, through an independent process. The findings of the investigation were delivered by GML Heritage independently. The draft Wattle Road heritage Study was prepared by heritage experts GML Heritage in accordance with all relevant directions, including *Planning Practice Note 1: Applying the Heritage Overlay*, and the Burra Charter.	**Adopt the citation for 57 Wattle Road, hawthorn subject to the following changes:** • **Amend citation to refer to the house as being of brick and brick veneer construction.**

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		alert last year in April. All without anything other than uncertainty hanging over their heads ever since. Now having received the detailed citation regarding 57 Wattle Road, the submitter objects to the situation of having paid rates which have funded such a report, and now paying for professional advice to defend the property against the self-interest of others. The submitter is disappointed that a public body with the standing of Boroondara Council can put forward such a flawed report. There should be demonstrated rigor when dealing with such important matters as heritage, which impact people's lives and our community for generations to come. This should not be done on a whim. The submitter has sought professional advice from a highly regarded heritage expert to assist = with the preparation of this response. The expert has referred to guidance set out by the State Government for use by Councils in the preparation of work that informs heritage planning decisions about the Boroondara Planning Scheme such as the Wattle Road Heritage Study. The guidance ("Applying the Heritage Overlay" planning practice note No1 August 2018) clearly states: "the heritage process leading to the identification of a heritage place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria". The summary opinion of the expert following their review of the citation prepared by Council's consultants for Number 57 Wattle Rd is that the key elements of the guidance quoted above (i.e. to provide the clear	Attributing the design of the house to Neil Clerehan was based on a number of factors: • the house was nominated by a community member as a Neil Clerehan designed house. • the house was advertised for sale in 2014 and advertised as a Neil Clerehan House. • Council building card records show a building permit (3848,2237) being issued to owner CJ & CA Morris for the construction of a two storey dwelling and garaging on 18.4.86. • Council building card records show a permit (4260, 2832) for a pool being issued on 20.10.86 and an outbuilding (permit no. 4323) on 25.11.86. • Council records hold a sketch plan for the pool and outbuilding with the name Clerehan Cran Pty Ltd Architects on it. • The house is listed on page 163 of the book The Architecture of Neil Clerehan by Harriet Edquist and Richard Black as C Morris house, Wattle Road Hawthorn. Email communication with Hariett Edquist confirmed that the list of selected works provided in the book was generated in direct consultation with Neil Clerehan and through access to his personal archives. • Harriet Edquist, Richard Black and Leon van Schaik are leading Australian architectural academics and writers. Harriet Edquist (who verified the entry of the property in the book) is an Emeritus	**• Amend citation to note changes to the landscape.** **• Remove dwarf piers from the list of elements that contribute to significance.** **• Remove reference to red being an original colour of the pillars in the citation.** **• Note reduction in the height of the vertical grills either side of the front door in the citation.** **• Remove reference to the rear pillars being evenly spaced in citation.** **• Remove reference to the pool house being used as a gym.**

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		justification of heritage significance/importance and to address the heritage criteria) are manifestly lacking. The citation is riddled with errors. Some of the errors are absolutely fundamental to the underlying question of whether Number 57 Wattle Road possesses heritage values at the level required to justify an amendment to the planning scheme to apply a heritage control. Specifically, the heritage study has incorrectly nominated the architect of Number 57 Wattle Road as Neil Clerehan- and this error infects the whole statement of significance. A place simply cannot have historical significance that warrants the application of a heritage control if it does not meet the standard set by the State Government guidance. Obviously, Number 57 Wattle Road cannot be important to Boroondara's history (as set out in the "Thematic Environmental History") on the basis that it is an example of the work of Neil Clerehan if it is NOT an example of the work of Neil Clerehan. This kind of fundamental error, committed by Council's consultants, undermines confidence in the consultants' ability to not only undertake work to the standard the Council should rightly expect (and insist upon, on behalf of the ratepayers of Boroondara) but more specifically in the process that Council has embarked on in the preparation of the Wattle Rd Heritage Study. In relation to the specific recommendation that 57 Wattle Rd possesses the requisite degree of heritage significance under criteria A & E, the dwelling fails to meet what the State Government's guidance refers to as the threshold for either criterion A or E. Criteria A: The clear rationale of the assessment is that Boroondara is a locus for fine, leading architect-designed public and private buildings from the 1850's into the postwar period. On reviewing the Thematic Environmental	Professor of Architectural History at RMIT and at the time of writing the book was the Head of the School of Architecture and Design (2001 to 2007). The forward to the book was written by Professor Philip Goad who is a professor of Architecture at the University of Melbourne and Chair of the Heritage Council of Victoria. • A Floor & Foundation Plan for the house has been located in Councils archives that has Clerehan & Cran's title block on it. The drawing is dated March 86. The statement of significance of Boroondara's Thematic Environmental History states: Architecturally, the City of Boroondara is significant for containing examples of the work of virtually every leading architect to have practised in Victoria from the 1850s to the 1980s. A significantly high number of prominent Melbourne architects settled in the study area and not only built houses for themselves but also designed some of their most celebrated and best-known projects therein. The study area also has a long and enviable tradition of architect-designed buildings that have received accolades in the press (including daily newspapers, popular housing journals, and monographs by Robin Boyd, Neil Clerehan and Norman Day) as well as major architectural awards from the late 1930s (when a church in Camberwell became the first building outside the Melbourne CBD to win the	

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		History for the City of Boroondara, there is no explicit reference to this historical 'theme'. There is reference to architects designing homes for themselves in Boroondara. This is of no reference to Number 57 Wattle Rd, Hawthorn. Whilst there may be several examples of Neil Clerehan designed properties in Boroondara, with relation to number 57 Wattle Rd this is not the case. Neil Clerehan was not the designer of the said property. It is not clear how the consultants came to the point of identifying the house as the result of Neil Clerehan's work. There is virtually no reference to the property in any of the references used for the study and commentary about the property does little more than describe it as a "contemporary home". There is certainly no detailed description of the property in any of the reputable literature referenced. Drawings do not include any identifying title blocks referencing Clerehan. No doubt the house is an example of good architecture and a pleasure to live in like many other modern and contemporary houses in Boroondara. The property has been the subject of four previous Heritage studies, none of which identified the property as the work of Neil Clerehan. Indeed, none of which identified the property as having any current or potential significance. Other dwellings elsewhere in Boroondara that have been actually designed by Neil Clerehan appear to have been 'missed' as part of Council's heritage reviews. It appears very strange that a dwelling not designed by Neil Clerehan is attributed to Neil Clerehan but Council has seemingly ignored or failed to pick up other dwellings built to Neil Clerehan's design that are excellent examples of his work (in the architect's opinion – see below).	coveted RVIA Street Architectural Medal) through to the present day. (Built Heritage 2012:18) Theme 9.3.2 Designing Fine Buildings: The work of prominent Melbourne architects states that: the study area is a notable epicentre for fine architect-designed buildings… In the post-war period, prominent Melbourne architects and firms have continued to undertake some of their best and most well-known commissions within the boundaries of the study area. It is acknowledged that 57 Wattle Road is not specifically identified in the Thematic Environment History. A recent Planning Panels Victoria panel reports for C387melb concluded: while previous heritage studies provide a valuable resource and source of information that support the consideration of heritage values at the time they were undertaken…it is inappropriate to place too much weight on them as either a basis for attributing significance now or not identifying them now because they previously were not identified. This is due to a range of factors including: • The study scope which may be limited by budget, priorities or a particular focus. • Differing methodologies i.e., PPN01 not in use, Thematic Environmental History (TEH) not used or written, Clause 43.01 of Planning Scheme not in existence.	

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		If Council is particularly interested in "protecting" Neil Clerehan houses then there are better examples in Kew. For example, the citation quotes the Edquist book quite selectively because if one reads on they will note that Clerehan himself rates the home he designed at 8 Rockingham Close Kew as "one of his favourites". Indeed, using that property for comparative purposes one can clearly see the significant differences. Having read the Boroondara Thematic Environmental History (Built Heritage 2012:225) in detail the submitter has come to the view that the Consultants have misconstrued the history of Boroondara as it relates to Criteria A. That review indicates that the under Chapter 6, section 6.7 Making Homes for Victorians, that the only potential theme of relevance to the citation relates to Leading Architects is in subsection 6.7.5 Architects Making Homes for Themselves. In other words, the interpretation of having Leading Architect Designed homes as a way of defining Criteria A in this case is flawed. Indeed, further reading of the BTH indicates that there were a number of leading architects who did undertake design activities in Boroondara and that did include Neil Clerehan, however his focus apart from being clearly on Toorak, South Yarra and Prahran was in Kew and Studley Park (pp230), Hawthorn was specifically excluded. The report goes on to attempt to draw comparative analysis with Clerehan/Other post-modern homes that are not even contained in a heritage overlay, further demonstrating a flawed approach to comparative analysis, as that process is plainly described in the State Government guidance. Criteria E: Again the significance of the property relates to the "local aesthetic significance as a fine and notably intact example of a late modernists house playfully incorporating	• There is now a greater level of access to digitised information for assessing significance and importance. • Over time there is a greater appreciation or understanding of particular themes and eras. • Loss of buildings means that they are now rarer than they were 20 or 30 years ago and now of greater importance. The Panel concludes whether or not a property was identified in a previous study is not relevant to whether a place has sufficient significance to justify the Heritage Overlay. Council's heritage consultants are confident in attribution of this house to Neil Clerehan. A comprehensive review of all known works by Neil Clerehan in the City of Boroondara was outside the scope of this review. The scope of this review was to undertake a heritage review of Wattle Road, Hawthorn. 8 Rockingham Close, Kew falls outside the study area of this review. On page 230 the Thematic Environmental History notes: The developing suburbs of Balwyn North and Studley Park emerged as epicentres for some of the most important architect-designed modernist housing to be seen in Australia… While other parts of the study area (namely Hawthorn, Camberwell, Canterbury, Glen Iris and Surrey Hills) may be less strongly associated with fine post-war architect-designed buildings, they nevertheless contain some notable	

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		postmodern influences built to a design by the celebrated architect Neil Clerehan….distinguished from Clerehan's earlier work by the introduction of elements that contradict his otherwise modernist approach. Evidenced by his use of originally brightly colored (RED) columns". This assertion is not evidenced by the material referenced in the citation. The only reference that supposedly connects Clerehan to number 57 Wattle Rd is a single line in the Edquist books index. There is no further mention of the house in the text. As noted above the house was not designed by Neil Clerehan. There are numerous factual errors put forward in the citation which should never have found their way into the citation. With regard to the section titled Description, Integrity and Comparative Analysis, the following observations are a non-exhaustive selection. They are not ranked in terms of significance: a. In relation to construction type the house is a straightforward brick veneer with some elements of double brick. There is no evidence to support the claim that this is a "brick" house. b. The so called mature landscaped garden which complements the house is the work of current owners and is substantially different to what was present previously. Including significant redesign and constructed elements so that it complements the house. Something that was previously absent. Indeed, the house and garden previously bore little relationship to each other (unsurprisingly Neil Clerehan was well known for integrating gardens with houses). Specific changes to the landscaping include: The introduction of a new driveway occupying 20% of the street frontage and the addition of 2 car parking spots and a new path. The	individual examples. Many of the architects listed above were also active in these areas, designing not only modern houses but also schools, churches, factories and other building types. PPN01 Applying the Heritage Overlay states: To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. It does not state that they must be included in the Heritage Overlay. While it is preferrable to compare places against those already included in the Heritage Overlay this is not always possible. New areas of heritage, such as postwar architecture, currently has limited coverage. For this reason, it is considered appropriate to look at places outside the overlay (particularly if by the same architect) or outside the study area. The working drawing for the house and garage shows all external ground floor walls of the house and those to the entry and upstairs stair hall to be solid brick. Walls between internal rooms are stud. The citation should be updated to refer to the house as being of brick and brick veneer construction. The citation should be updated to note the landscape changes.	

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		introduction of 3 new garden elements and associated hard landscaping elements (large rocks, hard standing, elevation and massing). The replacement of roughcast front entrance path with a glazed tile path. There is no evidence that connects the historical landscaping design to the house design. c. The front entrance is demarcated by 2 dwarf brick pillars. There is no evidence to suggest these are of significance. Being unremarkable and common elements in the municipality. d. There are no concrete pillars at the front entrance. There is no evidence to demonstrate the presence of Concrete Pillars. e. The pillars present, are claimed on several occasions to have been originally RED. This is incorrect. There is no evidence to demonstrate the colour was originally red. f. The glazed entry, described as having clear glass in anodized aluminium framing is incorrect, this has all been replaced by tinted and laminated glass. This represents approximately 20% of the frontal surface area of the house. There is no evidence to demonstrate the presence of clear glass. g. The "two vertical grills of hit and miss brickwork either side of the entrance" have been halved in height by the original owner for security reasons. There is only evidence to the contrary which demonstrates the error in the citation. h. "Across the rear of the property …. Five freestanding concrete pillars are evenly spaced across the rear edge of the terrace" the pillars present are not made of concrete and have been relocated such that they are no longer evenly spaced. There is no visible evidence to demonstrate this claim of evenly spaced	The house was originally integrated into the landscape through the use of a fully glazed entry with internal garden beds, paving that ran through from the front path and porch into the entry and a raised rear terrace that allowed the main north facing living space to flow seamlessly out onto an outdoor entertainment area. This is all shown on the working drawing for the house. Freestanding letterboxes and dwarf piers with the absence of a front fence was a frequently used design tool by postwar modernist architects to demarcate entries. However, as the piers are not shown on the working drawings, they should be removed from the list of elements that contribute to significance. The working drawings show round pillars either side of the front door. In the structural set they have been coloured green which is the standard colour used to identify concrete. This was an accepted architectural drawing convention used in the 1980s and coloured sets of drawings were a requirement of Council in order to issue a building permit. At the time of initial inspection, the pillars were painted red. The introduction of bright primary colours into otherwise unadorned facades was commonly used by postwar modernist architects. However, it is agreed that we have no direct evidence that it is an original colour. Reference to it being an original colour will be removed from the	

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		concrete pillars. In any event these pillars are not visible to the street. i. The description that "sculptural elements extend the design of the house into the landscape " is not correct. Following substantial work by the current owners the landscaping now rises up to the rear terrace in part and has started to integrate with the house. Otherwise, the terrace sits uncomfortably above the rear garden. As noted above, there is no evidence that connects the landscaping to the house design. Which was indeed one of Clerehan's typical approaches. j. Reference to "this visual connection of linking indoor and outdoor spaces is employed elsewhere in the house" does not bear out in reality. There is no evidence provided which supports this significant assertion. Reference to an indoor garden is incorrect, there is no evidence that such an element exists, a small location to put some pot plants perhaps. Reference to the "landscaped Courtyard beyond" again is not demonstrated in the citation. There is no evidence of such a courtyard. Reference to "views to the garden from every room in the house" … "accentuated by its open floor plan and double story void in the hall" are again not demonstrated in the citation. In terms of the Key Features of the building and landscaping: a. The reference to a double garage is not significant, all that is visible is a yellow door. What is behind the yellow door is completely integrated into the interior of the property. b. The reference to a swimming pool, pool house and gym. Is the citation trying to infer this is original and can't be changed? The pool has been refurbished	citation. External paint controls have not been recommended for this place. The citation does not refer to clear glass. The word clear is used once, and it references the clear anodised aluminium frames. The entry is referred to as a glazed entry in the description and in the statement of significance. The citation should be updated to refer to the changes to the vertical brickwork grills. The freestanding pillars are shown on the working drawings and it is agreed they are not shown evenly spaced but as they are built. The citation will be updated to reflect this. As with the entry columns, these pillars are coloured green on the working drawing set indicating their materiality as concrete. The floor and foundation plan for the house shows a section through one of these pillars and nominates it as 450 diameter concrete filled concrete pipe. Visibility from the public domain does not impact significance. The rear terrace is considered to be part of the landscape and has been used to deal with a sloping site so that the living spaces of the house can flow directly onto an outdoor area with no steps. The use of five free standing pillars at the edge of the terrace invites the eye to look outside creating an outdoor room that extends the internal living spaces. It is a sophisticated integration of indoor and outdoor spaces. Two internal garden beds are located either side of the entry and are backed by floor to	

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		and re landscaped, the so-called pool house is a utilitarian building, more like a shed. Does the gym refer to the building or the equipment. Either way it is neither in existence nor visible from the street. c. The reference to the glass ceiling in the kitchen is misleading. How is it demonstrated to exist in the evidence provided. Is it simply listed because it appears on some drawings along with other similar nonexistent elements? All of the points above indicate a loss of intactness or Integrity which is of particular relevance to a property that is only 35 years old. The Stage Government's guidance speaks of the importance in the assessment process of so-called "comparative analysis". The planning practice note states: "To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously identified in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis." Patently, the comparative analysis of 57 Wattle Road with homes designed by an architect who was not the architect of 57 Wattle Road (i.e. comparing the property with Neil Clerehan buildings located in South Yarra and Beaumaris) reflects another failure of Council's consultants to follow the appropriate guidance. Overall, the subset of matters set out in the citation that are correct do not make up for the many errors. In other words, the parts of the citation that correctly describe attributes of 57 Wattle Road do not, cumulatively, amount to enough to yield a conclusion that 57 Wattle Road has	ceiling windows that look out into external garden beds. This effectively brings the garden inside. The visibility and integration of landscape views into the house from its main rooms are shown in real estate ads from 2014. These can not be reproduced for copyright reasons. The expansive use of glass throughout the house is shown on the working drawings. The garage is shown on the working drawings and the garage door is visible from the public domain. Its integration into the house is an original feature of the house and contributes to its significance. Council building card records show a permit (4260, 2832) for a pool being issued on 20.10.86 and an outbuilding (permit no. 4323) on 25.11.86. Council records hold a sketch plan for the pool and outbuilding with the name Clerehan Cran Pty Ltd Architects on it. The pool and outhouse are original elements of the house design and are significant. Reference to the outhouse being used as a gym should be amended. The glass ceiling in the kitchen is shown in real estate ads from 2014 and still appears to be in existence using recent nearmap aerial imagery. It is also shown on the working drawings on the west elevation and section 2 (figure 10 in citation). Council's heritage consultants are confident in the attribution of this house to Neil Clerehan. It is therefore totally appropriate	

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		the threshold level of heritage value (against criterion A or E) for Boroondara, as described in the citation. Council should immediately remove 57 Wattle Road from the Wattle Road Heritage Study. No further examination of the heritage values of 57 Wattle Road should be undertaken given the inconvenience, distress and cost that the flawed process that Council has embarked upon to date has caused the submitter. If Council were (wrongly) to choose to undertake any further investigation into 57 Wattle Road, that work must be undertaken by independent and experienced expert heritage consultants who follow State Government guidance and perform their services to Council with rigor. Further submission relating to the circulation of the original community request for investigation: This emphasizes the flawed nature of this process. The submitter is responding with 8 days' notice to a submission to council that clearly dates back two years with some evidence of prework before then. This clearly gives the impression of an inappropriate balance of power between Proposers/Council and the homeowners. I am surprised to learn that 57 Wattle Road features front and centre at the beginning of this submission where the authors, whomever they may be, have begun the false claim of the heritage of the property. That false claim has carried on through 2 years of work by Council and the paid consultants. I can understand why Council may assume that having all these properties included in a report may give the impression of support for the proposal. The submitter was never asked, nor give approval to have the property included to be in such a prominent position in this report	to compare the house to other houses by him. New areas of heritage, such as postwar architecture, currently has limited coverage. For this reason, it is considered appropriate to look at places by the same architect outside the study area. Upon review of all matters raised in this submission the assessment that 57 Wattle Road, Hawthorn is of local historic, and aesthetic significance to the City of Boroondara is confirmed. While the initial request for a heritage investigation came from a group of concerned community members, the investigation was carried out by expert heritage consultants, GML Heritage, through an independent process. The findings of the investigation were delivered by GML Heritage independently. GML's recommendations are not based on the community request and all evidence for recommendations was gathered and confirmed by GML. The authors of the community submission have not had access to Council's heritage experts and have not been involved in the preparation of their recommendations. They have been included in this consultation process in the same way as other affected property owners and occupiers. Council has carried out the heritage study process in a transparent and open manner. Affected property owners were informed that their properties were under investigation for	

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		giving the impression the submitter supported this charade. The authors of this submission, no matter what they or the Council claim or believe, do not represent the Wattle Road Community. They may well be members of the Community, some of them may even live on the street, but they do not represent the submitter's views, or indeed a substantial number of other Wattle Rd Community members as a recently submitted petition (50+ street members) attests. The report does contain one sensible section which has been prepared by Design Urban (in 2014), which outlines the principles which resonate with many street members. Council may have dismissed this option, to alter zoning. Yet the final report was completely silent on this approach and only one option has been consulted on, a piecemeal Heritage approach unfairly targeting individual's homes for the benefit of others. That suggested approach, or a similar collaborative method, across the street community would actually meet the broadest need of the residents which is concerned with Inappropriate Development as referenced in the submission. The submission again reinforces the absolute lack of community engagement in this process, it is running completely backward and wasting our valuable time and limited energy. Again, as noted above, it would have been much more reasonable and representative of the community desire to test the validity or representative nature of the original proposal with members of the street community before embarking on such a troubling process. Having this information arrive for consideration after it would appear council have moved so far down the path towards adopting the Final/Draft Heritage Plan is just not right. Do council consider this fulfills a duty to act fairly?	heritage significance early in the investigation process. Council has carried out consultation on the prepared draft citations before making any decisions regarding commencing a planning scheme amendment to introduce Heritage Overlays over any of the affected places. The planning scheme amendment process will include further opportunities for affected and interested parties to provide feedback to Council through the formal statutory exhibition process and the independent planning panel process should one be required.	

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		A truly collaborative approach with the street community, rather than using heritage, to implement effective planning, is a much fairer and more effective way for the Council to represent and respond to the needs of the Wattle Rd Community. Have the authors of this submission and team had continued access to the heritage Consultants during preparation of the recently published Wattle Rd Study?		
115	*Seeks Changes*	Submitter seeks changes to the recommendation on the following grounds: The submitter supports protection of all the Individually Significant places that council proposes to protect. The submitter would like to see them protect all the remaining Contributory grade heritage places previously identified by several (at least 4) council studies since the 1980's, by creating a Wattle Road area heritage precinct, or by including Wattle Road & Wattle Grove & parts of Burton Avenue as a precinct extension to Lisson Grove. The submitter requests that council's heritage experts are given the budget to fully investigate and undertake the extra work that Graeme Butler proposes in his heritage report prepared in March 2023. Council's current proposed strategy to only protect the Individually Significant places does not seem to be robust enough to ensure that all of the Individually Significant places will make it through the planning scheme amendment process, should that grading be challenged for any place. Importantly, it does not take the opportunity that is available to council to protect a significant number of Contributory grade places also on the street. The March 2023 heritage report by Graeme Butler, a heritage expert with over 30 years expertise and who worked at the council for many years, demonstrates via his	Officers received the precinct proposal prepared by Graeme Butler, which has been reviewed by Council's heritage consultants. GML Heritage is of the opinion the case for a precinct across the entire street is not justified. A response to the precinct proposal can be viewed in **Attachment 2** to this report. As part of Stage 1 of this study, Wattle Road was assessed for its potential as a heritage precinct. It was found that the street has a diversity of built form, lot sizes and setbacks as a result of ad-hoc subdivisions and development. Its built form includes houses, townhouses, flats and apartments dating from different eras and ranging in scale, form and materiality. Some dwellings are set well back on the lot with deep front gardens, whereas others are set closer to the street. While the street itself is distinguished by its narrow width (a result of its origins as a lane) the street's more fragmented development pattern, inconsistent built form and greatly varying setbacks means the unity and cohesion required to be legible as a precinct is lacking. Because of this	**No change recommended.**

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		opinion and his new evidence for council that a heritage precinct exists - and would be successful for council at a planning panel. The letter from The National Trust of Victoria also supports the view held by Mr Butler and the local community that Wattle Road is a very important heritage place and it encourages council to undertake more work than it has to date, to explore the creation of a precinct. These expert opinions should not be ignored. Wattle Road is a significant heritage street that is still unprotected and for various reasons has not been heritage protected by Boroondara council or the state government. It is time now to protect it. A significant heritage risk loss to city if council does not protect: Probably most of the heritage places on the street will disappear in the next 10-20 years, at current rates of demolition on the street, if council does not do the work now to find adequate protection. Further degradation of the remaining heritage properties in this area would be a travesty. An opportunity to save significant funds/budget for council in the medium term by the creation and conservation of a precinct now, rather than a strategy of many stand alone Individually Significant places to try to defend at planning panel and to try to conserve in the long term from intrusive, degrading nearby development if left outside a precinct. Considered a heritage place by the local community and valued greatly : A vast number of people in the local community recognise Wattle Road as a heritage place and value it (Criterion G). if council does not believe this it should undertake a quantitative survey.	inconsistency and fragmentation, it would be hard to justify a precinct listing as required by *Planning Practice Note No 01 'Applying the Heritage Overlay'* (2018). For this reason, it is not recommended that a precinct Heritage Overlay be applied to the street or discrete section of the street. The presence of individually significant properties in a street does not automatically constitute a precinct. 88 Wattle Road, Hawthorn is recommended to be included in the Heritage Overlay through the draft study. 4 Ardene Court, Hawthorn is already included in the Heritage Overlay as HO431. Officers applied to the Minister for Planning for authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property at 76 Wattle Road in July 2022. This request was made in response to an application to demolish the property. An application was also sought to include the property in an interim Heritage Overlay. In October 2022, officers for DELWP (now DTP) refused Council's request for authorisation. Council's request to apply an interim Heritage Overlay on the land was also refused. On that basis, Council was required to grant consent to the demolition of the property. In the absence of any new evidence relating to the heritage significance of the property, Council has no grounds to seek heritage	

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		The Hawthorn Historical Society recognises the street as one of the most significant historical streets and has been publishing a heritage walk for this street since the 1980's The majority of houses on the street are heritage grade and unusual that a street with so many is unprotected: they meet the high and stringent heritage criteria. There are very few if any streets with as many heritage houses left out of the heritage overlay in Hawthorn. Strong historical values: (Criteria A and H). The street is one of the oldest streets in Hawthorn and is linked to and still demonstrates the earliest period of Hawthorn's history, when German speaking farmers settled in German Paddock, started the earliest grape growing, which became an important stage in the evolution of wine making in Victoria. The street then continued to develop and represents the development of that part of Hawthorn from the 1860's to 1830's with its high quality heritage architecture, showcasing the work of many of the best architects of Victoria. Opportunity exists to create a sub precinct recognising the long-lived German speaking community that shaped the street via their extant houses. These houses can demonstrate the importance to the history of Hawthorn - and to that of Boroondara-of this early European cultural group, who helped shape local Hawthorn history. Also, their influence on the establishment of Hawthorn as a city (two early residents signed the first letter requesting the creation of the city and others were early mayors and councillors) and of the Lutheran Church in Victoria. They also had links to the influential German brickmaking families of the Upper Hawthorn Brick works and the German families that moved out to Whitehorse City and had influence there.	protection for the property. Even the proposal of a heritage precinct that included 76 Wattle Road as a contributory place would be unlikely to be supported by the Minister for Planning given the previous consideration of the property through both the amendment and VCAT processes.	

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		At least 5 houses in the Wattle Road area represent this multi-generational, long standing, German speaking community by the extant houses that they built. Two of these houses include substantial built elements from the original farmhouses that must be amongst the oldest standing houses in Hawthorn (Number 88 Wattle Road and Bruse's House at Number 4 Ardene Court). A large number of Individually Significant heritage places and an unusual Hawthorn Street: has approximately 50 heritage grade houses and places on it, about 20 of which are Individually Significant. I can think of no other street in Boroondara that has as many Individually Significant places on it and is not in a heritage precinct. Can council's heritage consultant confirm this? Can they also confirm where else if at all there is a street in Melbourne Metro that is a residential street with as many Individually Significant houses? This is an important, unusual, special heritage street. Butler proposes a broader Wattle Heritage Area precinct, either merged with the nearby Lisson Grove precinct that shares a very similar SOS, or created as a stand-alone precinct. In his indicative work to date, he has advised the community that this precinct could achieve stronger practical conservation outcomes and better protection for the Individually Significant places from degrading adjacent development, than the proposed only Individually Significant strategy by council at this time. In addition he proposes a precinct and strategy that would enable protection of an additional approximately 29 Contributory grade places on Wattle Road and Burton Avenue, compared to the current proposed strategy. Council's current proposed council strategy is new protection for 18 Individually Significant places, plus two		

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		small precincts (with 17 addresses within them). This would provide a total of circa 35 heritage places/dwellings. 5 houses are already graded Individually Significant on Wattle Road. In total there would be Circa 23 Individually Significant places. In comparison Butler's proposal will deliver over 60 heritage grade places. This seems a more defendable and cost effective solution. The precinct identified in the Butler draft grading map/draft precinct map compares well to the Lisson Grove precinct. Lisson Grove precinct has approximately 35 heritage grade places and approx.10 Non- Contributory grade places. Proposed Butler Wattle Road Area Precinct design has approximately 65 heritage grade places and 11 Non-Contributory places The size of the "infill spacings" also seem comparable. How many other suburban streets in Boroondara (and in Melbourne metro) have 23 Individually Significant places on them? Are there any with more than 10 that are not in a precinct? None that we know of. i.e. This street is special and important. All the identified Contributory places by Butler on Wattle Road are already identified in past studies, so we can be confident they are accurate. (Context 2012. Gould and Willingham). Butler also identifies a further 3 places as Individually Significant (No's 34, 36 & 74 Wattle Road). These are considered Contributory grade by the GML study. Butler report presents a good opportunity to potentially build on and strengthen council's current proposed strategy to enable conservation of a further circa 29 houses and greater long-term conservation of the 23 Individually Significant places and the two small precincts at Wattle Grove and Finchley Court.		

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		Additionally, this precinct approach could potentially protect Number 76 from demolition, since it would be considered a contributory place to the precinct regardless of whether it is or Contributory grade.		
121	*Seeks Changes*	A petition with 63 signatories. The petition is opposed to the recommendations on the following grounds: The petition does not support the recommendations of the Wattle Road Heritage Study neither do they support the approach that has been used to come to this point. A small group, self-interested in Heritage proposed the heritage study, for their own purposes and to address the long-term planning shortcomings of the neighbourhood. Council commissioned a Heritage Study, the fifth in 20 years. This action has been taken unilaterally without broad consultation. Approximately 30% of the homes (80 houses and apartments) in the street have been directly identified and numerous others are affected. This will not improve the amenity of our street and the community. In fact it could make it worse. This divisive approach unfairly disadvantages residents of nominated homes for the purposes of a small interest group. The members of the Wattle Rd Community Group support appropriate development and appropriate recognition of "Heritage" as a principal value. We also support owners to have agency over their properties. We will be seeking to establish a working group of interested residents and the Council to develop a planning overlay (a so-call Design Development Overlay) for our street that improves the amenity of the street for all not just a few.	While the initial request for a heritage investigation came from a group of concerned community members, the investigation was carried out by expert heritage consultants, GML Heritage, through an independent process. The findings of the investigation were delivered by GML Heritage independently. The purpose of a heritage investigation is not to protect the amenity of the street, it is to identify and protect places of heritage significance. This would not be accomplished through a Design and Development Overlay. Any alternative planning legislation would need to be carried out through a separate process including drafting new controls and carrying out preliminary consultation with affected property owners and occupiers.	**No change recommended.**

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		The petition was accompanied by the following statement that was not included in the petition text and not signed by all signatories: The Wattle Road Community Group consists of a core group of Wattle Rd residents, however given the fact that it has only existed as group for a matter of weeks its growth will swell to include other interested Boroondara residents/ratepayers. There are more than 60 signatories to this petition including more than 50 residents form Wattle Rd. This petition is active and has been in progress for 6 days. By way of introduction, the WRCG • is not anti-Heritage, in fact far from it • is not pro-development, rather a supporter of appropriate and sympathetic development • is a supporter of a home owners right of agency over their own properties above those of other community members • is not a supporter of a process that enables members of the community to use another persons property as a token in a game, for their own benefit • understands the genesis of the Wattle Road Heritage Study and knows it to be an attempt to use the process of Heritage protection to influence the routine planning processes in the street and environs. • is a supporter of a collaborative approach that engages the whole of the interested Wattle Rd community, in a process together with Council, to embark on a Design Development Overlay, to achieve an equitable outcome for all our community members, not just the minority. The WRCG considers that the current Heritage process is wastefully using valuable Council resources to undertake a body of work that has been unilaterally initiated by a small		

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		group of community members to address what is a general concern regarding inappropriate development. Indeed it is the wrong process for the task at hand. In the face of the facts that are emerging from our members research, which show the flaws in both the content of the Citations and the Integrity of and need for the process as a whole, the WRCG requests that the Council call a halt to this Heritage Study process and engage in an effective and collaborative effort with community members to address the real issues of concern for the local community. This approach would be focused to yield a better, more inclusive, amenable and sustainable living environment for all our community members. As a consequence of this approach, the petition offers a collaborative rather than divisive approach which will ultimately cost less and provide a better outcome for the whole community not just a few. Indeed we do not need more studies but rather a plan for the local Wattle Rd community. To enable this the WRCG will be bringing forward a more detailed alternate approach and proposal to help support Council in cost effectively responding to the needs of our community rather than incurring even more expense in pursuing this divisive Heritage led path.		
122	*Seeks Changes*	Submitter seeks changes to the recommendation on the following grounds: I support the amendment as these houses are long overdue for protection. Multiple studies since the 1990s have recommended protection of houses in the Wattle Rd area and it is now urgent to proceed with the amendment.	Council's heritage consultants were asked to investigate the street for a single heritage precinct, or if a precinct was not identified, to identify individual properties for heritage protection. Ultimately, GML Heritage is of the opinion the street does not present as a single, uniform precinct and a precinct over the street cannot be justified.	**No change recommended.**

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		The wider review recommended by Graeme Butler submitted to Council should be conducted as soon as possible. No demolition permits (s29A) should be approved by Council while this heritage review is being conducted.	Officers received the precinct proposal prepared by Graeme Butler, which has been reviewed by Council's heritage consultants. GML Heritage is of the opinion the case for a precinct across the entire street is not justified. A response to the precinct proposal can be viewed in **Attachment 2** to this report. Council continues to monitor for S29A applications for report and consent for full or partial demolition and will seek interim heritage controls on a site-by-site basis as required.	
124	*Supports*	Submitter supports the recommendation on the following grounds: Wattle Road until World War 1 was called Weinberg Lane. It is a lane. It is narrower than Degraves Street in the city. A charming realisation. Many properties, as your study found, date to the early immigration era when the lane was used to supply gas from industrial Richmond to the managers living in Hawthorn. The gate house is still maintained at number 2. Homes of esteemed forebears are found in the street. We call for them to be acknowledged. We call for them to be retained. Other homes reflect Melbourne's more recent history including the submitters 1932 home of triple brick with scenic leadlight windows, brass doorplates and decorated ceilings. These houses, though not all grand, are examples of key influences in Melbourne's and Boroondara's character. They are current. They are maintained.	Statement of support is noted.	**No change recommended.**

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		The submitter joins those who seek adoption of the Wattle Road Heritage Study with a view to developing a planning scheme amendment to apply Heritage Overlay to some of the properties including those already identified.		

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Attachment 2

To:	City of Boroondara
From:	GML Heritage
Date:	6 June 2023
Our Ref:	2857c
Subject:	Response to Graeme Butler submission

Introduction

Preliminary consultation of the Wattle Road Heritage Study closed on 21 April 2023. Council staff notified (by letter) all property owners and occupiers of directly affected and abutting properties and the relevant community groups. Emails were also sent to parties who had directly contacted Council's Strategic and Statutory Planning Department to request Council reinvestigate the heritage value of the properties and precinct and documentation was made publicly available at Council's Camberwell office and online on Council's website.

In response to the preliminary consultation, Council received feedback from Graeme Butler who was commissioned by Andrew Nunn and Anna Prenc (Wattle Road residents) and Christina Branagan (Boroondara Heritage Group for Advocacy & Protection)

> …to provide the Wattle Road resident group with a brief letter/document outlining your initial opinion as to whether there might be a basis for any precincts on Wattle Road/Wattle Grove/Finchley Court? Also to indicate what kind of further work should be undertaken by yourself/council's experts?

Council has requested that GML Heritage reviews Graeme Butler's submission and provide feedback.

Summary of the submission

In summary, Graeme Butler's submission argues for a Wattle Road precinct, either stand-alone or merged with adjoining precincts (Manningtree Road and Lisson Grove), comprising mixed phases of development until WWII, with the houses exhibiting shared characteristics and features in common and the precinct, as a whole, providing evidence of the patterns and phases of Boroondara's development up to WWII.

We provide our response against six main findings from Mr Butler's submission:

1 Prevailing historic form

2 Contributory and significant places

3 Adjoining Heritage Overlay Areas

Attachment 2

4 Additional potential significant places

5 Survey results

6 Further work

Discussion

Prevailing historic form

Mr Butler notes that as a whole the City of Boroondara is significant largely for its concentration of pre WW2 heritage places. He notes that:

> Visual homogeneity (within a given period) of the building stock is one measure of a particular development period's expression. Typically similar architectural/functional concepts will generate a visually cohesive streetscape if the street was built up in one era. A combination of building eras will also express differing periods but each to a lesser degree than a street from one specific period, with less visual coherence. Periods such as the Victorian and Edwardian have much in common. Similarly, despite the growing austerity of house design, the Bungalow era houses are visually compatible with those of the Edwardian era because of the use of the roof gable, similar materials and details, albeit in a simpler fashion.

With regard to Wattle Road, Mr Butler suggests that the overriding development theme is 'farmland to suburban villa', with shared characteristics being the urban villa form. He identifies a broad common development era, until WWII, and six features typically shared by the houses from the Victorian era through the Edwardian and into the interwar years :

- Steeply pitched roofs, gabled or hipped, clad with slates or corrugated iron or terracotta tiles;
- Dominantly single storey;
- Rectangular plan forms facing the street;
- Face brick or stucco walls;
- Front verandahs or porches; and
- Set in grounds, with front and side setbacks, with many mature trees.

We agree that these features are present in the Wattle Road houses of different eras. The histories and descriptions in the GML citations attest to our agreement with Mr Butler on the development theme and phases of development in evidence in the Wattle Road area.

Our analysis of the historic development of the street and correlation of that history with the extant physical place, however, found Wattle Road to lack cohesion and the sense of

Attachment 2

entering a precinct that is easily recognisable and able to be perceived and understood on the ground.

We are familiar with precincts that are significant for the evidence they provide of two or more development phases up to WWII. However, as a result of a more ad hoc development pattern than is typical for other mixed precincts in the HO, the experience of the Wattle Road area from the public domain in the present day is that it is difficult to perceive/read the shared characteristics of the urban villa form between houses of the differing architectural eras. The legibility has been eroded through the interspersing of more recent intrusive development, a process which had commenced by 1997 and was commented on by Gwen McWilliam at that time. We also found that the interwar era development was not strong, except in the area that we assessed as meeting the threshold for a heritage precinct at the local level (Finchley Court).

The varied nature of the of historic development pattern can be seen in figure 1 below.

Figure 1 Map showing development periods across the subject area. Note the inconsistency in the pattern of development with places from all eras spread across the area. (Source: GML)

Attachment 2

On the ground, the absence of a cohesive built form necessary for a precinct is more apparent. Between Power Street and 28 Wattle Road only one Victorian era place remains (No. 18, assessed as an individually significant place). Development either side of this place is post 1945 and of no historic or architectural interest. Opposite, the development at 29 to 37 Wattle Road is recent development of a scale that is visually dominant and intrusive.

Wattle Grove is a cohesive group of Victorian era places and has been assessed as a precinct. This includes number 30, 32, 34, 36 and 38 Wattle Road.

The remaining Victorian era places are dispersed along the length of the street. Of these all except numbers 42, 74, 77 and 79 were assessed as individually significant places. Development between these places is mixed, not just in era but also in scale, built form, materiality and boundary setbacks. Post war development tends to be larger in density and scale and is predominantly 2-storey in height with reduced side and front setbacks, flat roofs and rendered facades. This is generally inconsistent with houses built in the Victorian, Federation and interwar years.

These findings are consistent with those of the Hawthorn Heritage Precincts Study (Context 2012).

When assessing Wattle Road and cross streets between Lisson Grove and Wattle Road, the 2012 study concluded that:

> The cross streets between Lisson Grove and Wattle Road and Wattle Road itself do not meet the threshold for local significance. While they contain some consistent examples of Edwardian, Interwar and later buildings, they have lower low integrity when compared to Lisson Grove and other HO precincts; however, there are 13 individual places, and a terrace of late Edwardian shops at the corner of Glenferrie and Riversdale roads that are of potential individual local significance and warrant further assessment.

Since this time further development has occurred along Wattle Road.

Contributory and significant places

For GML's work on the Wattle Road Heritage Study, a potential Wattle Road Precinct was explored. As part of our analysis we graded each property along Wattle Road (and the side streets off it) as if a precinct existed. This exercise was similar to the analysis undertaken by Mr Butler. We note that most of GML's proposed gradings align with Mr Butler's. Where there are discrepancies, the places have mostly either been picked up in the Wattle Grove or Finchley Court precincts or been assessed as an individually significant place.

Figures 2 and 3 show the GML gradings and Mr Butler's gradings (with proposed precinct boundary) respectively. (Both maps have been prepared by GML.).

Attachment 2

Figure 2. Map showing potential gradings of places if a precinct existed. Note the large number of non-contributory places and gaps between contributory and significant places. A higher concentration of contributory places can be seen around Wattle Grove and Finchley Court.

Figure 3. Map translating the gradings provided by Graeme Butler with possible precinct boundary outlined in blue for comparative purposes. Note that GML's gradings are very similar with most discrepancies picked up in the Finchley Court Precinct, Wattle Grove Precinct or individual place assessments.

Attachment 2

With respect to defining a precinct, little guidance is provided in Applying the Heritage Overlay Planning Practice Note 1 (2018).

A report prepared by Planning Panels Victoria in March 2018, *Heritage Issues: Summaries from Panel Reports Issue 2*, provides a compilation of planning panel reports of heritage amendments to planning schemes. The report is intended to assist Panel members considering future heritage amendments, planning authorities preparing heritage amendments and parties presenting at Panel hearings.

With respect to defining precincts the Panel report identifies a number of amendments where a lack of heritage cohesiveness or visual clarity resulted in proposed precincts being rejected. These include Boroondara C177, Mildura C79, Campaspe C50, Greater Shepparton C110, Warrnambool C68, Bayside C37 and C38. As noted in Yarra C173 Part 2 *A precinct should be able to show a consistency of built form which can be discerned on the ground and able to be precisely described in a statement of significance*.

It is our opinion that such a statement of significance could not be provided for Wattle Road.

Adjoining Heritage Overlay areas

Mr Butler has adapted the SoS of HO492 Lisson Grove Precinct on the basis that the adjoining precincts have a mutual similarity with a stand-alone Wattle Road Precinct.

As noted in appendix C of the GML Methodology Report, potential extensions to Manningtree Road and/or Lisson Grove precincts were considered by us in Stage 1 of the Review.

In 2012 Context Pty Ltd undertook a review of the Wattle Road and Environs area as part of the Heritage Precinct Study 2012. This study found Lisson Grove to have a highly consistent streetscape of Victorian Italianate villas on large allotments. Wattle Road and the cross street between Lisson Grove and Wattle Road were found to not meet the threshold for local significance due to low integrity.

For the Wattle Road Heritage Study we re-walked the earlier study area which included Manningtree Road, Wattle Road, Lisson Grove and all interconnecting streets. After careful analysis and further historical research, we agreed with the original findings of the 2012 study. Integrity along Wattle Road and the inter-connecting Streets (with the exception of Wattle Grove and Finchley Court) is low and does not meet the threshold required for a precinct.

When looking further afield, our historical research found that the historic development patterns differ for Manningtree Road, Wattle Road and Lisson Grove, and this difference would not support a single, merged precinct.

Attachment 2

Lisson Grove: In 1851 CA 48 was conveyed to George McElvey who built 'Tripoli' and CA47 was conveyed to Henry Walsh who built 'Longfield'. In 1873 these estates were merged and subdivided by developer, Le Cren, Harton and Bradley to form Lisson Grove with the estate being described as the 'first really speculative venture in subdivision in Hawthorn.' (Context 2012).

Manningtree Road: Similarly, Manningtree Road was laid out in 1873 from Crown Allotment 44, the original Manningtree Estate of Henry Box.

The 1873 subdivision layouts for the Lisson Grove Precinct and the Manningtree Road Precinct remain evident on the ground today with a high number of extant houses from the Victorian era.

In contrast, the development pattern along Wattle Road was different. Wattle Road (CA 45, 46, part 47) experienced more ad-hoc development over time as early families sold off parts of their land over successive years. As a result, there is no distinguishable pattern of nineteenth century subdivision on the ground, and this distinguishes Wattle Road from the more uniform or coherent streetscapes, such as seen along Manningtree Road (HO493) and Lisson Grove (HO492). Wattle Road's nineteenth century development is widely dispersed along the street reflecting the gradual selling off of the original land holdings through the 1860s and 1870s. The areas in between have subsequently and sporadically been infilled with Edwardian, interwar, postwar and more recent development as the large land parcels were further subdivided or houses demolished.

On this basis the combining of the three streets into a single, merged precinct with a single Statement of Significance could not be supported.

Additional potential significant places.

34 Wattle Road:

- The property is included in the Wattle Grove Precinct. The additional historical association with Herbert M Palmer could be added to the history.

74 Wattle Road:

- This is a common transitional house design in Boroondara most likely built by local builder Fred Green. Where similar houses occur in other Boroondara precincts they are typically graded contributory. The association with City of Hawthorn engineer may elevate the place to significant if it could be demonstrated that the association was sufficiently strong.

Attachment 2

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Survey results

In relation to the survey results, we note that the numbers in the Butler list are derived from the proposed precinct boundary in figure 3 of his report, but importantly that one large block and two groups of non-contributory places are excluded from Butler's proposed precinct boundary. We agree that on paper this equates to a comparable percentage of contributory and significant places relative to the adjoining Lisson Grove precinct, and a relatively low number of non-contributory places within the heritage overlay area. However, with the block and groups of non-contributory places excluded, the numbers/percentages are somewhat misleading as the comparative percentages do not align with the experience of the area on the ground.

Further work

In relation to further work many of the tasks included in Mr Butlers list were undertaken in stage 1.

44 Wattle Road was not further researched as it is already in the Heritage Overlay (HO137).

We agree with the recommendation that a Statement of Significance for the City of Boroondara be prepared. This would be consistent with the Heritage Victoria Model Brief for Heritage Studies 2010, which states:

> At the conclusion of the Thematic Environmental History, a Statement of Significance for the heritage of the municipality should be completed. This should be no longer than one A4 page (say 400 words maximum).

Conclusion

Having reviewed Mr Butler's preliminary data, and considered this and Mr Butlers recommendations in the context of our assessment, we stand by the Wattle Road & Environs, Hawthorn Heritage Review's conclusions and don't believe the Wattle Road area warrants re-assessment as a potential precinct.

While Mr Butler's submission provides new information on the properties at 34 and 74 Wattle Road (noted above), the balance of the information presented by Mr Butler is consistent with the evidence gathered, analysed and assessed in the two stages of the Wattle Road & Environs Heritage Review by GML. We note that in large part our opinions are consistent with Mr Butler's with regards to gradings for individual properties. Our opinions differ with regards to the heritage cohesiveness of Wattle Road and the street's ability to be understood as a precinct as experienced on the ground.

Attachment 3

Wattle Road & Environs, Hawthorn, Heritage Review

Methodology Report

March 2023

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Acknowledgement of Country

We respect and acknowledge the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Wurundjeri Woi-wurrung to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

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Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
2857b	1	Draft Report	21 February 2023
2857b	2	Final report	1 March 2023

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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1 Introduction

1.1 Background and brief

In July 2021, GML Heritage Victoria Pty Ltd (at the time trading as Context) was engaged by the City of Boroondara to undertake a heritage review of Wattle Road, Hawthorn (henceforth 'the Review'). The review comprised of two stages.

- Stage 1—Preliminary Review. This stage included a review of existing documentation, historical research as required, field survey, preliminary comparative analysis and preliminary assessment against the HERCON criteria to ascertain the strength of a heritage precinct and/or any individually significant places and likelihood of these meeting the threshold for significance at the local level.
- Stage 2—Detailed Assessment. The second stage involved preparation of a full citation for each potential individual place and/or precinct put forward for a detailed assessment in Stage 1, in accordance with Planning Practice Note 1: 'Applying the Heritage Overlay' (DELWP, August 2018). Each citation included a contextual history, history, description, integrity statement, comparative analysis and statement of significance.

The purpose of the review was to respond to a community submission received by the City of Boroondara (dated March 2021) requesting that Council undertakes a review of the heritage values of Wattle Road and Wattle Grove, Hawthorn.

Following the receipt of the community submission, Council officers were taken on a walk of Wattle Road by the community group after which Council compiled a list of properties needing to be reviewed. The community group also requested that the street (Wattle Road) be reviewed as a potential heritage precinct in which the properties show 'the development of the street over time'.

1.1.1 Previous heritage studies

Heritage places and precincts in Hawthorn (and Hawthorn East) have been identified and assessed in previous heritage studies. The first study was the 'Hawthorn Heritage Study' carried out by Meredith Gould and completed in 1993, with a review of some recommendations carried out in 1994.

While most of the residential precincts recommended in the 1993 study were implemented at the time, little commercial development was included. Likewise, nearly all individual properties graded 'A' or 'B' (State and Regional significance) in the 1993 study were implemented at the time. This left a small number of 'B' graded places and all C* graded ('Keynote') outside of precincts without protection.

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Since that time, there have been other heritage studies following on from the unimplemented recommendations of the 1993–94 'Hawthorn Heritage Study':

- 'Auburn Village Heritage Study' by Context Pty Ltd, 2005
- 'Review of C* Grade Buildings in the Former City of Hawthorn' by Lovell Chen, 2006, revised June 2007, revised November 2009
- 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' by Lovell Chen, 2007 revised 2009
- 'Assessment of the Burwood Road Heritage Precinct, Hawthorn' by John Briggs, 2008
- 'Hawthorn Heritage Precincts Study' by Context Pty Ltd, 2009, revised 2012
- 'Kew and Hawthorn Further Heritage Investigations—Assessment of Specific Sites' by Lovell Chen, 2012, revised 2014
- 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 3: Hawthorn' Context, 2019, revised 2020.

These studies have resulted in additional places and precincts being included in the (now) Boroondara Heritage Overlay.

Since 2012, there have also been assessments of individual places and precincts carried out by this office (then trading as Context Pty Ltd, and since 2021 as GML) as part of ongoing heritage advice to the City of Boroondara's Strategic Planning Department.

Pertinent to considerations for the current Review were the following findings from the above studies.

The Review of C* Grade Buildings in the Former City of Hawthorn (Lovell Chen, 2006, revised June 2007, revised November 2009) recommended some changes to the Heritage Overlays. Within the Group C* study area, Lisson Grove was found to be a highly consistent streetscape of late nineteenth century dwellings, although many of these have been altered, while Wattle Road was found to contain more varied housing stock dating from the nineteenth century through to the 1980s.

The Hawthorn Precinct Study (2008, revised 2012) was undertaken in four stages encompassing four different study areas. One of these was Wattle Road Environs (revised to Lisson Grove Precinct) which included properties in the area bounded by Glenferrie Road, Riversdale Road, Power Street and the properties generally fronting Wattle Road. The findings of this study noted that:

> Lisson Grove is a highly consistent street of Victorian Italianate villas on large allotments. There is limited evidence of the work of notable architects and some designs by less prominent architects. Individually the houses are architecturally conservative, and are found elsewhere in Boroondara, however the presence of so many in one street is rare, as is the retention of many large allotments. The integrity of individual houses is fair, as many have been renovated and additions made, however the integrity of the street is high due to the high proportion of contributory buildings. Places of individual significance in Lisson Grove are supported by adjacent buildings of similar architectural and historical

value. It is therefore recommended that a precinct in Lisson Grove be adopted. The cross streets between Lisson Grove and Wattle Road and Wattle Road itself do not meet the threshold for local significance. While they contain some consistent examples of Edwardian, Interwar and later buildings, they have lower integrity when compared to Lisson Grove and other HO precincts.

The Hawthorn Precinct Study did however identify 12 places in the Wattle Road area as being of potential individual significance that should form part of future work:

1. 18 Wattle Road Residence
2. 21 Wattle Road Residence (since demolished)
3. 22 Wattle Road Residence (since demolished)
4. 41 Wattle Road Residence
5. 43 Wattle Road Residence
6. 50 Wattle Road Residence
7. 53 Wattle Road Residence
8. 58 Wattle Road Residence (permit issued for demolition)
9. 76 Wattle Road Residence
10. 78 Wattle Road Residence (now HO546)
11. 86 Wattle Road Residence
12. 88 Wattle Road Residence

In 2014, these places were assessed in the Kew and Hawthorn investigations - Assessment of Specific Sites undertaken by Lovell Chen. With the exception of 78 Wattle Road all other places were not recommended for site-specific Heritage Overlays.

In 2016, all streets in the City of Boroondara were looked at in the municipal wide heritage gap study by Context. No places in the above list were recommended for further assessment as potential individual places or precincts.

1.1.2 Existing heritage status

As a result of the previous studies six places in Wattle Road were included in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as individually Significant places. These are:

1. HO137—44 Wattle Road, Hawthorn, built c1880
2. HO138—60 Wattle Road, Hawthorn, bult 1887–88
3. HO431—4 Ardene Court (originally 66 Wattle Road), Hawthorn, built 1860s–1880s

4. HO429— 'Knottywood' 61 Wattle Road, Hawthorn, built in 1868
5. HO479—'Loyola & Surrey', 73–75 Wattle Road, Hawthorn, built 1898
6. HO546—78 Wattle Road, Hawthorn.

Wattle Road also provides a street frontage to the rear of the Glenferrie Primary School (Primary School No. 1508) with is included on the Victorian Heritage Register (H1630, HO95). This land was purchased in 1904 and includes an Infants' School (1907).

1.2 Limitations

- Places were only investigated externally and from the public domain, meaning that the front façade and partial side elevations were viewed.
- This assessment does not address historical archaeological or Aboriginal cultural values.

Attachment 3

2 Approach and Methodology

2.1 Introduction

The Review was undertaken in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013* and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2018) (PPN01).

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised and updated several times since, most recently in 2013. This document established so-called 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been developed, based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria were superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. PPN01 recommends the use of the HERCON criteria for carrying out heritage assessments.

The approach to the Review was developed to fulfil the key tasks set out in Council's brief:

Stage 1—Preliminary Review

- Review of existing material (including all material provided by community members as part of the nomination) which involved a comprehensive survey of documentary sources pertaining to the study area to confirm understanding of its statutory context.
- Fieldwork involving two consultants walking the entire heritage review area. During and following fieldwork, data including photographs were systematically collated and filed using the QField GIS program. Brief investigation of comparable nearby precincts in the Municipality was also undertaken to assist with comparative analysis.
- An internal team workshop was held to discuss fieldwork findings and establish the benchmarking thresholds for local significance gradings (Individually Significant, Significant within the precinct, Contributory or Non-contributory) to inform recommendations for Stage 2. Benchmarking indicators were informed by analysis during fieldwork, as well as of other examples beyond the project study area currently protected within the City of Boroondara's Heritage Overlay.

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At the end of Stage 1, a summary report was prepared and submitted to Council. This report set out:

- a list of new individual places and precincts with strong potential for local significance, including the reasons why.
- a scope for Stage 2 works; and
- recommendations for other future work.

Stage 2—Detailed Assessment

- For each property and/or precinct that was found to meet the threshold for local significance and therefore warrant inclusion in the Heritage Overlay, a full citation was prepared. The full citation included a history, description, comparative analysis and statement of significance. It was prepared in accordance with the guidance provided in Planning Practice Note 1: 'Applying the Heritage Overlay' (DELWP, August 2018).
- Recommendations for any additional controls to be applied in the Schedule to the Heritage Overlay, and for an appropriate curtilage, were also included. For the precinct, a map was prepared denoting Significant, Contributory and Non-Contributory elements, as relevant.
- The key output for Stage 2 was a Methodology Report, setting out the overview of the methodology used during the project, including notes of the purpose and recommendation of the Stage 1 works that led to it; and an overview of the conduct of the study, recording the decisions, findings and recommendations made.

In addition to the above, the Review also considered relevant Independent Panel reports.

2.2 Stage 1—Preliminary assessment

2.2.1 Desktop review

In July 2021, GML Heritage staff undertook an online desktop review of all properties in the study area to determine whether there were other places with apparent heritage values in addition to those already identified by Community members and Council officers.

Other initial tasks of the Review included:

- a comprehensive survey of primary and secondary sources pertaining to the Wattle Road study area and preparation of a succinct development history of the streets
- analysis of previous studies and reviews
- review of existing registers, databases, typological/thematic studies to inform comparative analysis.

Sources used in the Review included (but were not limited to):

- Historical primary and secondary sources (i.e., MMBW detail plans, Parish plans, rate books, local histories)
- 'Hawthorn Heritage Study' Meredith Gould, 1993, reviewed 1994
- Meredith Gould data sheets (1993)
- Google Maps
- Google Street View
- Nearmap
- Resources and notes provided by the Wattle Road Residence Group in 2021
- Hermes Orion web tool
- VHD database
- 'Review of C* Grade Buildings in the Former City of Hawthorn' by Lovell Chen, 2006, revised 2009
- 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' by Lovell Chen, 2007 revised 2009
- 'Hawthorn Heritage Precincts Study' by Context Pty Ltd, 2009, revised 2012
- 'Municipal-Wide Heritage Gap Study Volume 2: Hawthorn' Context Pty Ltd, 2019
- Residents' submission and supporting documentation (8 Folders).

2.2.2 Field survey

Following the desktop review, two GML Heritage consultants walked the study area. Properties were surveyed from the public domain. Principal elevations and elements and, where possible, side elevations were photographed. A GIS-base map and database was prepared for internal use by the project team as part of Stage 1. Its purpose was to record all properties considered and the findings from each step in the Stage 1 review.

Historical research for the places and precincts also informed the field survey work. Some field work resulted in a requirement for further historical research in response to specific questions.

At the conclusion of the preliminary fieldwork tasks, a project team workshop was held to discuss the findings of the desktop review and fieldwork and develop a preliminary list of places/precincts to be further considered. To assist in identification of potential precincts and individual places and to inform comparative analysis, the following factors were considered:

- appeared to date from Victorian, Federation, interwar etc period
- appeared to retain a high level of integrity as a group and/or to their original construction period or date
- appeared to retain a high level of intactness
- where not already covered by a Heritage Overlay
- had not been issued with a development permit (for example, 58 Wattle Road).

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2.2.3 Benchmarking integrity

As mentioned above, following the site inspection tasks, an internal project team workshop was held. The purpose of the workshop was to clarify the benchmark for local significance on the basis of integrity. It provided a basis for justifying the potential significance of the investigated properties.

The process of benchmarking integrity was informed by review of the existing precincts and individual places in Hawthorn and the broader City of Boroondara. Through this process, a short list of precincts and places to be recommended for full assessment in Stage 2 was formed.

Due to the relatively small size of the subject area, the area was initially looked at as a whole to identify any potential as a precinct, or precincts. Once potential precinct areas had been identified, individual properties were reviewed to evaluate their potential as either a significant, contributory or non-contributory place within the precinct. Simultaneously, those places that fell outside the potential precinct boundaries (or a precinct's defining characteristics) were assessed for their potential as an individually significant place.

The Wattle Road area presents development patterns and building stock of various periods. All place types and development periods (generally up to the 1980s) were considered. Place types that are currently under-represented on the HO were subject to typological as well as historical comparison.

The following table contains a summary of the key benchmarking indicators, developed for internal reference (see Table 1). The benchmarking indicators informed the justification for assessment of any new places for inclusion in the HO. For a place to meet an indicator the majority of listed indicators had to be met. Other factors such as former or current use, streetscape contribution, historical value, and social or associative values were also be considered.

Table 2.1 Benchmarking indicators.

Above benchmark	At benchmark	Below benchmark
High architectural or historical merit, interesting detailing or unusual finishes. Early/pioneering examples in the area. Original or early built form and roof form intact. Original or early physical fabric extant (i.e., opening patterns, joinery, decorative	Retains key characteristics that relate to the type or style but otherwise highly typical/representative example. Medium to low architectural merit, some interesting detailing. Built during the major development period of the type or style. Original or early built form extant. No change to the primary roof form.	Typical example/still legible but with extensive changes. Low architectural merit. Visible alterations and/or additions to the front of the building (including roof). Original or early physical fabric (i.e., opening patterns, joinery, decorative or unique detailing, wall surfaces) substantially altered.

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Above benchmark	At benchmark	Below benchmark
or unique detailing, wall surfaces). No alterations or additions to the building (including roof) that are visually dominant from the public domain. Optional*: intact garden, plantings, fences or streetscape character.	Minor alterations or additions to the building, so long as they are visually recessive or set back behind the primary roof form. Original or early physical fabric (i.e., opening patterns, joinery, decorative or unique detailing, wall surfaces) largely intact, reflecting original designs. Optional*: largely intact garden, plantings, fences or streetscape character.	New buildings/buildings built outside the main period of development for the precinct.

Places that were considered to be below benchmark were not recommended for detailed assessment in Stage 1.

2.2.4 Developing recommendations for Stage 2

Precincts and places recommended for detailed assessment in Stage 2 fell into two groups:

- those that were determined likely to meet the threshold for significance at the local level
- those requiring further research and/or further comparative analysis (beyond the scope of this preliminary review) before a determination can be made about whether detailed assessment was warranted.

2.2.5 Stage 1—Findings and recommendations

Stage 1 of the Review found the following:

Potential Wattle Road precinct

Wattle Road has a diversity of built form, lot sizes and setbacks. It includes houses, townhouses, flats and apartments dating from different eras and ranging in scale, form and materiality. Some dwellings are set well back on the lot with deep front gardens, whereas others are set closer to the street. While the street itself is distinguished by its narrow width (a result of its origins as a lane) the street's more fragmented development pattern, inconsistent built form and greatly varying setbacks means the unity and cohesion required to be legible as a precinct is lacking. There are precincts in the Heritage Overlay in Boroondara that are significant for the evidence they provide of successive development phases (for example Brickfields Environs Precinct). However, unlike Wattle Road, in the other precincts the development phases are legible in the

physical attributes of the place and/or there are features that contribute the consistency needed for a precinct. Because of the inconsistency and fragmentation at Wattle Road it would be hard to justify a precinct in a statement of significance as required by PPN01. For this reason, it was not recommended that a precinct Heritage Overlay be applied to the street or discrete section of the street.

For more details regarding our analysis of potential precincts and individual significant places please refer to appendices A, B and C.

However, 2 smaller precincts and 16 individual places were identified to be of potential heritage significance and were recommended for Stage 2—Detailed Assessments:

Proposed precincts

1. Wattle Grove—1,2,3,4,5,6 and 7 Wattle Grove and 30,32, 34 and 36 Wattle Road, Hawthorn.
2. Finchley Court—1–6 Finchley Court, Hawthorn.

Proposed individual significant places

Victorian places

1. 18 Wattle Road, Hawthorn
2. 41 and 43 Wattle Road, Hawthorn
3. 42 Wattle Road, Hawthorn
4. 48 Wattle Road, Hawthorn
5. 50 Wattle Road, Hawthorn
6. 'Harlech' 53 Wattle Road, Hawthorn
7. 76 Wattle Road, Hawthorn
8. 82–84 Wattle Road, Hawthorn
9. 86 Wattle Road, Hawthorn
10. 88 Wattle Road, Hawthorn

Interwar places

11. 18–20 Burton Avenue, Hawthorn
12. 1 New Street, Hawthorn
13. 2A Wattle Road, Hawthorn

Postwar places

14. 7 Burton Avenue, Hawthorn

Attachment 3

15. 'Knottywood Flats' 63 Wattle Road, Hawthorn

Late twentieth century places

16. 57 Wattle Road, Hawthorn

For details of the rationale for recommendations made at the end of Stage 1 refer to Appendix A

2.3 Stage 2—Detailed assessment

2.3.1 Contextual and individual place histories

A contextual history for Wattle Road and its surrounding streets was prepared, providing an overview of its nineteenth and twentieth-century periods of development.

Individual histories were prepared for each individual place, providing answers to key questions such as when the building was created/built, for whom, by whom (builder and designer, if known), and how it changed over time (both physically and in use). Biographical information on architects was also included where applicable.

Researchers drew upon the following primary and secondary sources:

- planning permit records and associated plans provided by City of Boroondara
- certificates of title and plans of subdivision
- Central Plan Office historic aerial photography collection
- rate books
- parish plans
- Trove and Newspapers.com newspaper searches
- State Library Victoria online collections of historic maps, plans and photos
- University of Melbourne archives
- Sands & McDougall street directories
- Public Record Office Victoria archival collections
- previous heritage studies, including: 'Hawthorn Heritage Study' Meredith Gould, 1993, reviewed 1994
- 'Review of C* Grade Buildings in the Former City of Hawthorn' by Lovell Chen, 2006, revised 2009
- 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' Lovell Chen, 2007 revised 2009
- 'Hawthorn Heritage Precincts Study' Context Pty Ltd, 2009, revised 2012
- 'Municipal-Wide Heritage Gap Study Volume 2: Hawthorn' by Context Pty Ltd, 2019
- 'Thematic Environmental History' prepared for City of Boroondara by Built Heritage 2012
- local histories.

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2.3.2 Description and integrity

A description of each place was prepared based on the field survey and documentation from Stage 1. Second and third site visits were undertaken to verify some details as necessary. The description sets out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, and any alterations.

A statement about integrity was prepared. This considered the intactness and the legibility of each place and informed the subsequent comparative analysis. Considerations were made for each place's retention of overall form and massing, original external finishes, pattern of fenestration, architectural detailing and setting, as well as level of alterations.

2.3.3 Comparative analysis

PPN01 advises that thresholds to be applied in the assessment of significance are state significance and local significance: 'Local significance includes those places that are important to a particular community or locality'.

In order to apply a threshold, comparative analysis was undertaken to substantiate the significance of each place. The comparative analysis drew on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

In most cases comparisons were sought from within the City of Boroondara, and in some cases, from even farther afield where pertinent comparisons were not found within the municipality. This was where they provided a direct comparison in terms of their architectural style or type, or due to their demonstration of similar development pattern. Municipal-wide typological or comparative study was beyond the scope of this project.

2.3.4 Assessment against criteria

In accordance with PPN01, heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

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Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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

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

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

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).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In the context of these assessments, where the criteria say, 'our cultural or natural history', it should be understood as 'Boroondara's cultural or natural history'.

2.3.5 Statement of significance

For each individual place found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (rev. 2013)*; using the HERCON criteria and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended in PPN01, namely:

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance,

its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)".

2.3.6 Gradings within precincts

Once it had been established that an identified heritage precinct satisfied one or more of the PPN01 criteria at a local level each property in the identified precinct was given a category of either significant, contributory or non-contributory. A category schedule for each place is included for each precinct citation.

The current definitions for each category as defined in Clause 22.05 of the Boroondara Planning Scheme are:

- **'Significant'** heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.
- **'Contributory'** heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.
- **'Non-contributory'** places are places within a heritage precinct that have no identifiable cultural heritage significance related to the precinct. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

2.3.7 Mapping and curtilages

PPN01 states in regard to mapping:

> The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the

curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, the individual places recommended by this study are to be mapped to the extent of the title boundaries.

For precincts, a map that shows the proposed extent and property categories of the recommended HO were prepared.

2.3.8 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance were made in accordance with relevant policies and guidelines set out in PPN01.

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place, including:

- External Paint Controls—to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls—to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls—to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Solar energy system controls –to require a permit to install a solar energy system (solar panels)
- Fences and Outbuildings which are not exempt from advertising planning permit applications—demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register—can only be entered by Heritage Victoria.
- Prohibited uses may be permitted—this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.

- Incorporated Plan has been adopted for the place/precinct—an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct or provide specific guidance in managing a complex site.
- Aboriginal heritage place—note that Aboriginal heritage significance was not assessed as part of this study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected were indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

2.3.9 Hermes Orion entry

PPN01 specifies that:

> All statements of significance should be securely stored in the HERMES heritage database.[1]
>
> Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Boroondara Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found not meet the threshold of local significance should be entered via Hermes Orion to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.

[1] The web-based data entry and management tool HERMES is now Hermes Orion.

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3 Key findings

3.1 Local significance

A total of twelve individual places assessed were considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus worthy of protection in the Heritage Overlay.

These places are:

1. 18 Wattle Road, Hawthorn
2. 41 and 43 Wattle Road, Hawthorn
3. 48 Wattle Road, Hawthorn
4. 50 Wattle Road, Hawthorn
5. 'Harlech' 53 Wattle Road, Hawthorn
6. 82–84 Wattle Road, Hawthorn
7. 86 Wattle Road, Hawthorn
8. 88 Wattle Road, Hawthorn
9. 18–20 Burton Avenue, Hawthorn
10. 2 and 2A Wattle Road, Hawthorn
11. 'Knottywood Flats' 63 Wattle Road, Hawthorn
12. 57 Wattle Road, Hawthorn

Note: 76 Wattle Road, Hawthorn was assessed as being of local significance. Due to a request for a demolition permit for the property it was removed from the study and dealt with under a separate planning scheme amendment.

Two precincts were also assessed and considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus worthy of protection in the Heritage Overlay.

These precincts are:

1. Finchley Court Precinct
2. Wattle Grove Precinct

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3.2 Not of local significance

Three places considered in Stage 1 were found to fall below the threshold for local significance as individual places. The rationale for these findings is detailed in Appendix B

No further action is recommended for these places.

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4 Recommendations

4.1 Adoption of Assessment

It is recommended that the City of Boroondara:

- formally adopt the 'Wattle Road & Environs Heritage Review' (2023), which comprises this report, and
- include this report as a Background Document in the Boroondara Planning Scheme.

4.2 Implementation of Assessment

It recommended that the City of Boroondara implement the recommendations of the review by preparing a planning scheme amendment that will add the individual places and precincts assessed as being of local significance listed at section 3.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations.

In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay' (2018).

Attachment 3

5 References

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Sands & McDougall (S&McD). Melbourne Directories.

Attachment 3

Appendix A—Stage 1 Preliminary assessment findings

Places recommended for Stage 2 assessment

Individual Places

No	Name	Address	Period	Notes / rationale
1	Sherwood Court	18–20 Burton Avenue	Interwar	The block of flats at 18–20 Burton Avenue were built in 1932–33 on land subdivided off the rear of Nos 51 and 53 Lisson Grove. Highly intact and maintain their low brick front fences and letterboxes, twin concrete strip drives, name plates and original garages. They evidence the social and environmental change that occurred in Hawthorn and Hawthorn East from the 1930s resulting in the building of blocks of flats. The flats are of potential historical, representative (architectural) and aesthetic significance
2		2 and 2A Wattle Road	interwar	A pair of highly intact single-storey brick houses designed with Arts and Crafts influences. Designed to appear as a single house, they are possibly constructed by Dunlop & Hunt who were a leading homebuilders in suburban Melbourne between about 1904 and the mid-1920s. They provide evidence of interwar suburban development in Boroondara which saw the intensification in housing density. While duplexes were becoming an increasingly acceptable housing option in this period, detached single dwellings were more typical. For this reason, duplexes were often built to present as a single residence in order to maintain the appearance of a single dwelling

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No	Name	Address	Period	Notes / rationale
3	Maryville	18 Wattle Road	Victorian	An intact asymmetrical Italianate villa with wide canted bay and substantial Italianate chimneys built c1880s. Maintains its large rear land. Representative of the middle-class development in the street during the 1870s and 1880s. Requires further research and comparative analysis. Potential historical and representative (architectural) significance.
4		41 & 43 Wattle Road	Victorian	Both houses potentially built by the Finger family and potentially incorporating earlier houses from the 1850s and 1860s. Houses share a similar layout and potentially shared history so treat as single overlay. Potential historical, representative (architectural) and associative significance. Recommended for Stage 2 assessment.
5		48 Wattle Road	Victorian	Intact double-storey freestanding terrace house built in 1876 for Frederick Secretan. Unusual building typology to be in a large garden setting. The 1902 MMBW detail plan shows the terrace had an orchard in the rear yard. The house is a fine example of an Italianate terrace and appears to be intact. Representative of the middle-class development in the street during the 1870s and 1880s. Requires further research and comparative analysis. Potential historical, representative (architectural) and aesthetic significance.
6	Beulah	50 Wattle Road	Victorian	Substantial double-storey Italianate house built in 1876 to a design by John Felix Matthews for Joseph Dodgshun. The estate originally ran through to Lisson Grove and included a stable building (now at 8 Carson Crescent which is too altered to be of individual significance). The estate was subdivided in c1920 creating Carson Crescent. The house received an interwar makeover with a Mediterranean influenced façade at this time.

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No	Name	Address	Period	Notes / rationale
				Potential historical, representative (architectural) and aesthetic significance.
7	Harlech	51–53 Wattle Road	Victorian	A substantial single-storey Victorian villa built c1868. A school run by the Sisters of the Faithful Companion of Jesus was run from the house between 1911 and 1921. The land was subdivided in 1923 at which time the house appears to have had some alterations/upgrades. An intrusive block of flats was built in the front east corner of the property in c1960s (53 Wattle Road). The house evidences an early and distinctive phase in the history of suburban development in Hawthorn Requires further research. Potential historical, representative (architectural) and aesthetic significance.
8		57 Wattle Road	Late twentieth century	Highly intact. late modern house built in 1986 to a design by eminent architect Neil Clerehan. Shows some influences of post-modernism which is interesting for Clerehan's work. Demonstrates Boroondara as a centre for fine, leading architect-designed public and private buildings from the 1850s into the postwar period. Interesting for its incorporation of post-modern elements. Underrepresented period in the Heritage Overlay. Further investigation and comparative analysis are required.
9		76 Wattle Road	Victorian	Built in c.1882 for Christopher Williams and purchased by John Trood in 1886. Trood lived in Lisson Grove and built a number of houses in that street as investments. He also owned 78 (HO547) and 80 Wattle Road. The house is a substantial single-storey brick Italianate villa. The verandah has been removed and the original slate roof replaced with corrugated iron. This house retains the largest set back in the street and evidences the street's development of substantial middle-class villas set in large gardens during the 1860s to 1880s.

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No	Name	Address	Period	Notes / rationale
				Potential historical, representative (architectural) and aesthetic significance
10	Knottywood Flats	63 Wattle Road	Postwar	Highly intact modernist unit development built between 1958 and 1962 to a design by Roy Simpson AO (Yuncken Freeman). Simpson grew up in the neighbouring house at 61 Wattle Road (HO429) with these units being built on its subdivided land. Very early example of type of place. Requires further research and comparative analysis. Potential representative (architectural) and aesthetic significance.
11	Carola (84) & Olinda (82)	82 & 84 Wattle Road	Victorian	Intact pair of double-storey bi-chrome brick Italianate terrace houses built in 1879. Owned by Joseph Stokes. Representative of the middle-class development in the street during the 1870s and 1880s. Requires further research and comparative analysis. Unusual typology in Hawthorn. Potential historical and representative (architectural) significance.
12	Cloughfin	86 Wattle Road	Victorian	A good representative example of a nineteenth century Italianate villa that is highly intact and retains its circular front garden path layout as shown on the 1902 MMBW plan. Representative of the middle-class development in the street during the 1870s and 1880s. Requires further research and comparative analysis. Potential historical and representative (architectural) significance.
13		88 Wattle Road	Victorian	Possibly the earliest house to remain in street. The original dwelling was reputedly built in 1853/4 for Christian Finger the younger, who purchased the land from Johann Gotthard Fankhauser in 1853. The house was updated in 1941 and featured in *Australian Home Beautiful* in November 1941. The original verandah has been removed; the four posts, two of them coupled with fretwork infill, moulding, and each with a central boss, have been used to support the present Georgian portico

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No	Name	Address	Period	Notes / rationale
				which was added in 1941. Potential historical, representative (architectural), aesthetic and associative significance.

Precincts

No	Name	Address	Period	Notes / rationale
1	Finchley Court Precinct	1–6 Finchley Court	Interwar	In the early 1940s the Glass family subdivided land at the eastern end of Wattle Road to create Finchley Court upon which 6 blocks of residential flats were built. These flats are all double storey of face brick (mix of red, clinker and cream) construction, with hipped tiled roofs and double hung timber framed sash windows. They are stripped of any superfluous detail and have a simple elegant austerity to their design. This reflects the period in which they were built during World War II. War time developments are unusual in Boroondara due to a shortage in materials and labour. The Finchley Court flats appear to be highly intact with very few changes visible from the public domain. The integrity of the blocks is enhanced by the retention of some early elements such as letterboxes and concrete driveway, external stairs and garages. The group of six flat buildings evidence major social and environmental change which occurred in Hawthorn and Hawthorn East from the 1930s. Such change was associated with substantial population expansion between 1911 and 1933, and resulted in a major increase in multi-unit dwellings often built on land subdivided from the grounds of a Victorian-era mansion. They are unusual as an intact court of interwar flats in Boroondara. It is recommended that Finchley Court be assessed in stage 2 for its potential as a precinct of wartime flats. This

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No	Name	Address	Period	Notes / rationale
				precinct is of potential historic, representative (architectural) and aesthetic significance
2	Wattle Grove Precinct	30–36 Wattle Road; 1–7 Wattle Grove; and 2–6 Wattle Grove	Victorian	Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906. Of the original sixteen allotments thirteen of the early houses remain. The houses are a mix of timber and brick, single and double fronted, single-storey cottages most of which demonstrate characteristics of the Victorian Italianate style. The exception to this is no. 6 with its prominent gable end with strap work and timber finial. The houses all appear to have good integrity and intactness and are representative of smaller residential development that occurred throughout Hawthorn. Further research and comparative analysis are required. It is recommended that Wattle Grove be assessed in stage 2 for its potential as a precinct of late nineteenth century cottages. This precinct is of potential historic and representative (architectural) significance.

Places not recommended for Stage 2 Assessment

No	Name	Address	Period	Rationale
1		38 Wattle Road	Victorian	A single-storey double fronted brick villa built before 1902. It is a standard symmetrically arranged Italianate house which has had its verandah replaced, roof tiled, and chimney caps removed. The render finish to its walls appears recent. This typology is well represented on Boroondara's heritage overlay. Likely to be

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No	Name	Address	Period	Rationale
				contributory within an intact streetscape or precinct but would not meet the threshold as an individually significant place
2		74 Wattle Road	Federation	A single-storey brick villa built before 1902. It exhibits characteristics of the transition in style from the Italianate to Queen Anne that occurred between the late 1890s and early 1900s. It bears hallmark features of local builder Frederick Green who was prolific throughout the Hawthorn/Camberwell area at this time. These include a projecting gable end with box bay window and heavy cornice of alternating masonry brackets and rosettes. Houses of this design are well represented on Boroondara's Heritage Overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
3		77 and 79 Wattle Road	Victorian	A pair of single-storey terrace houses that demonstrate key characteristics of the Italianate style. This includes their bi-chrome brick work, low-pitched hip roof, and Italianate chimneys. The verandah across the front appears to have been altered (77) and/or replaced (79). These houses appear on the 1902 MMBW plan, but a precise build date has not been ascertained. They differ to the typical development of the street as they are more modest in scale and would have housed workers rather than the middle class. This typology is well represented on Boroondara's Heritage Overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place
4		4–10 Wattle Road	Federation	Designed with Queen Anne influences these two pairs of single-storey brick houses feature prominent projecting gable ends with timber strapwork, walls of red bricks and rough cast render and alternating bow and bay windows. No.6 has had its street facing window replaced and nos. 4, 8 and 10 have been overpainted.

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No	Name	Address	Period	Rationale
				These houses are good representative examples of their typology. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as individually significant places
5		65, 65a and 65B Wattle Road	Federation	Built in c1915 these three single fronted houses (one pair, one single) were built on the subdivided land of 67 Wattle Road (now demolished). Designed with Queen Anne influences these single-storey brick houses feature prominent projecting gable ends with timber strapwork, walls of red bricks and side verandahs with turned timber posts and fretwork. These houses are good representative examples of their typology. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as individually significant places.
6		7 and 9 Wattle Road	Interwar	This single-storey brick pair of houses were built in c1920 when houses along Power Street subdivided off their rear yards to form the west side of Vivian Grove. The pair have an unusual built form with a transverse gable roof, side porches with timber fretwork and prominent gable ends with parapets and chimneys. The houses represent a transition between the stylising's of Queen Anne and the Arts and Crafts movement. They are of architectural interest. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place
7		45, 47 and 49 Wattle Road	Interwar	These houses were built when New Street was created in 1923 on the subdivided land of 'Harlech' at 53 Wattle Road. They are good representative examples of single-storey brick interwar bungalows. This is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.

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No	Name	Address	Period	Rationale
8		48A Wattle Road	Interwar	Built on the land of 'Beulah' at 50 Wattle Road when the estate was subdivided in 1924 forming Carson Crescent. The house is a good representative example of single-storey brick interwar bungalows. This is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
9		55 Wattle Road	Interwar	Built on the subdivided land of 'Harlech' at 51 Wattle Road following its subdivision in 1923, this single-storey brick house is a good representative example of an interwar bungalow. It is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
10		56 Wattle Road	Interwar	Built on the land of an earlier house which was subdivided along with 50 Wattle Road in 1923 to form Carson Cresent. This single-storey clinker-brick house with hip tile roof and boxed sash windows with leadlight to their upper panes is a good representative example of a late interwar bungalow. This is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
11		62 and 68 Wattle Road	Interwar	These houses appear to have been built on the subdivided front land of 66 Wattle Road (now 4 Ardene Court HO431) in c1924 and c1926 respectively. They are good representative examples of brick interwar bungalows. This is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable,

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No	Name	Address	Period	Rationale
				cohesive precinct but would not meet the threshold as an individually significant place
12		23 Wattle Road	Postwar	Large unit development built on the land of an earlier Victorian house. The development extends through to Manningtree Road. The units are of historical interest only. They demonstrate the intensification of residential development in Hawthorn in the postwar period. Unlikely to meet the threshold as an individually significant place.
13		24 Wattle Road	Postwar	Unit development of 10 townhouses built in the 1970s on the land of an earlier Victorian house. The units are of historical interest only. They demonstrate the intensification of residential development in Hawthorn in the postwar period. The units demonstrate traits of postwar modernism however they are conventional in their design. Unlikely to meet the threshold as an individually significant place.
14		28 Wattle Road	Postwar	Large block of walk-up flats built c1960s on the land of an earlier Victorian house. Very conventional in design. The units are of historical interest only. They demonstrate the intensification of residential development in Hawthorn in the postwar period. Unlikely to meet the threshold as an individually significant place.
15		69 Wattle Road	Postwar	Unit development of 16 single-storey units set in their own courtyard gardens built in the 1970s. The units are of historical interest only. They demonstrate the intensification of residential development in Hawthorn in the postwar period. The units demonstrate some traits of late postwar design however they are conventional in their design. Unlikely to meet the threshold as an individually significant place
16		Vivian Grove	Interwar	The east side of Vivian Grove was developed from 1911 after the Schober family, who had owned the land at the western end of

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No	Name	Address	Period	Rationale
				Wattle Road since 1860, subdivided. The west side of the street appears to have been developed from 1920 when property owners along Power Street sold off their rear yards. The street is developed with mostly single-storey timber bungalows typical of the era. Development since 1975 has resulted in the loss of 4 out of 9 houses (Nos 2,4,5 and 8), resulting in the street falling below the threshold for intactness as a precinct.
17		Burton Avenue (East side)	Federation	The east side of Burton Avenue first appears in Sands and McDougall Directories in 1913 when 12 vacant homes were listed. The street was formed by the demolition of 62 Wattle Road and 45 Lisson Grove and incorporated the western garden of 66 Wattle Road and vacant land on Lisson Grove (MMBW 1902). The houses were built by Aaron Wyatt. Of the original 12 houses built by Wyatt on this side of the street only 5 remain. Those that remain are good representative examples of small brick and timber Federation houses and are of interest as they were built by a single builder in a single building program. They would be likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as individually significant places.
18		10–12 Burton Avenue	Interwar	Built by 1938 on land subdivided off the rear of 60 Wattle Road, these maisonettes are good representative examples of their typology however they are well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
19		Carson Crescent	Interwar	The 'Beulah' Estate was subdivided in 1924 forming Carson Crescent. The subdivision was created out of the combined land of 50 Wattle Road and 54 Wattle Road. 13 allotments in total were created with three allotments facing Wattle Road (nos. 48A,

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No	Name	Address	Period	Rationale
				50 and 54) and three facing Lisson Grove. The original 1876 house at 50 Wattle Road remained and was sold as lot 2. Lot 4 contained the original coach house of no.50. This building remains today although it has been extensively altered and is no longer recognisable to its original built form. This lot was further subdivided with a pair of interwar maisonettes being built at nos. 4 and 6. Lot 11 contained the original Victorian era house of 54 Wattle Road. This house has been subsequently demolished, and its land further subdivided to become nos. 5 and 7. Of the remaining lots only two houses from the interwar years remain: 11 Carson Crescent and 48A Wattle Road. Together with the maisonettes at Nos 4 and 6 these houses are good representative examples of interwar architectural styles popular at the time. Likely to be contributory within an intact streetscape or a distinguishable, cohesive precinct but would not meet the threshold as individually significant places
20		Ardene Court	Postwar	Ardene Court was created in 1957 following the demolition of 70 Wattle Road. The court was created by incorporating land at the rear of 66 Wattle Road to form its western side. 64 and 68 Wattle Road appear to have been subdivided off from Nos 66 and 70 respectively in the 1920s. The entry to Ardene Court is in the approximate position of the original driveway entry for No. 66 Ardene Court and was first listed in the 1962 Sands and McDougall Directory. Although the court is largely intact the houses are conventional in their design. They do not exhibit any of the traits of postwar modernism and as such are of little interest from a heritage perspective. The subdivision includes 70 and 70A Wattle Road

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Appendix B—Places not recommended for the Heritage Overlay after Stage 2 assessment

No	Name	Address	Period	Rationale
1		1 New Street	Interwar	1 New Street, Hawthorn is an example of a two-storey interwar house built following the subdivision of an earlier nineteenth century estate in Hawthorn. While stylistically it compares somewhat to other individually significant places in the Heritage Overlay, it does not possess the same level of architectural refinement and sophistication. While demonstrating some stylistic details of the interwar period these are arranged in a standard manner that lacks the picturesque quality of other examples. This has resulted in a façade that has a flatness to it rather than the bold articulation of receding forms that can be seen elsewhere. Coupled with a lower integrity and intactness, 1 New Street does not meet the threshold as an individually significant place at the local level (Criterion D and E). Historically, while the use of the house as a Boys Home for 14 years from 1946 and later as a supported residential aged care home from 1984 is of interest and a theme relevant to Boroondara's history, there are other earlier and better examples in the Heritage Overlay which demonstrate subthemes 8.3.4 Helping Others and 8.6.2 Growing Old and Retirement of the Thematic Environmental History The use of a converted 1920s house for these purposes was not typical across the municipality. While several large Victorian Mansions were converted into hostels during the 1920s, aged care facilities tended to utilise purpose-built facilities.

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No	Name	Address	Period	Rationale
2		42 Wattle Road	Victorian	When compared to other similar places in the Heritage Overlay, 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
3		7 Burton Avenue	Postwar	Overall, whilst the house at 7 Burton Avenue is of historical interest, it does not meet the threshold as an individually significant place at the local level for the following reasons. • While the project or display house was a significant development in postwar Australia, the building typology was not prevalent in the more established suburbs of Boroondara and as such does not represent an important theme within the municipality's historic patterns of development. • The house has had all of its original door and window joinery replaced and the original native landscape setting has also been replaced. • The place does not compare well to other similar individually significant places

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Appendix C–Details of analysis of potential precincts

Appendix C outlines our findings after assessing potential precincts suggested in the community submission dated July 2021.

The following extract is taken from the contextual history written as part of the Review and is reproduced here to provide background to the comments below:

> 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) ...
>
> 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…
>
> 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. The Melbourne land boom of the 1880s greatly stimulated speculative subdivision and residential development in Hawthorn…
>
> 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...
>
> 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).

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Precinct models suggested by residents' group for consideration	Comments
German Settlement Precinct	A potential German Settlement precinct was considered in Stage 1 of the study. In order to recommend a precinct on historical grounds (Criterion A), Planning Panels Victoria are consistent in their approach that a precinct should be easy to recognise on the ground. This requires a high proportion of buildings that contribute to historic significance. Other than 41 and 43 Wattle Road (which are assessed as individually significant as part of this study), there are no other properties surviving that evidence the street's early German origins. The Boroondara C177 Panel assessed the threshold and delineation of proposed precincts based on whether they can be understood as a distinguishable, cohesive unit that illustrates the significant heritage values described in the relevant statement of significance. We do not consider there to be sufficient remaining tangible evidence of the German origins of the street for a precinct based on this connection to be supported at panel.
Finger house group	A Finger house group was considered as a potential precinct or serial/group listing in Stage 1 of the Review. As noted above, there are only two houses that remain in Wattle Road that are associated with the Finger family. 43 Wattle Road was built for Christiane Volkman (nee Finger) in 1884 and 41 Wattle Road by members of the Finger Family in 1892 (on land possibly owned by the family since 1853). These houses have been assessed as a pair and found to be of local historical and representative (architectural) significance.
Different eras of nineteenth century development	The contextual history prepared for the Review confirmed there were successive waves of development (and hence subdivision) in Hawthorn during the nineteenth century. The 1860s was a decade of transformation and prosperity for Hawthorn. Suburban development was spurred by the election of Hawthorn's first

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Precinct models suggested by residents' group for consideration	Comments
	municipal council in 1860, making it the geographic centre of the city, alongside the opening of the railway to Hawthorn in 1861. 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). 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). This resulted in a number of pockets of uniform development, many of which are represented in the Heritage Overlay. In contrast, Wattle Road experienced ad-hoc development as early families sold off parts of their land over successive years. As a result, there is no distinguishable pattern of nineteenth century subdivision on the ground that provides a uniform or coherent streetscape, such as seen along Manningtree Road (HO493). Wattle Road's nineteenth century development is quite widely dispersed along the street reflecting the gradual selling off of the original land holdings through the 1860s and 1870s. The areas in between have subsequently and sporadically been infilled with Edwardian, interwar, postwar and recent development as the large land parcels were further subdivided or houses demolished.
Mixed era precinct	The potential for a mixed era precinct was considered in Stage 1 of the Review. There are a number of precincts in Boroondara's Heritage Overlay that are significant for the evidence they provide of successive development phases (for example Brickfields Environs

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Precinct models suggested by residents' group for consideration	Comments
	Precinct HO841, Prospect Hill Road Precinct, Camberwell HO159). However, unlike Wattle Road, in these precincts the development phases are consistent and legible on the ground making the precincts easily understood. Due to this consistency, it is possible to articulate the pattern of subdivision and development succinctly in a single statement of significance. By comparison, Wattle Road's development has been ad hoc with much tangible evidence of successive development having been eroded on the ground by recent and substantial development since the 1990s. Due to this now inconsistent and fragmented development pattern, coupled with a low integrity when viewed as a whole, it was not possible to justify a Wattle Road Precinct in a statement of significance as required by Planning Practice Note No 01 'Applying the Heritage Overlay' (2018). For this reason, it was not recommended that a precinct Heritage Overlay be applied to Wattle Road or any discrete sections of the street.

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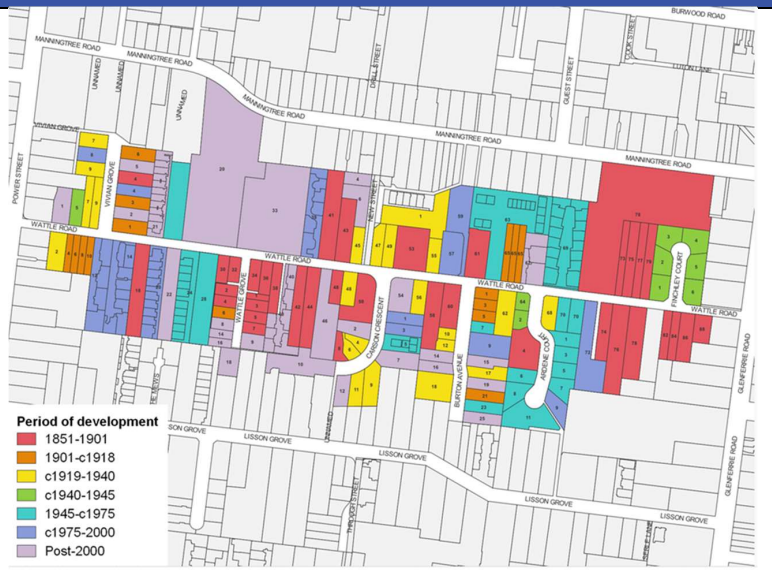
GML HERITAGE

Precinct models suggested by residents' group for consideration	Comments
	 Map showing analysis of the development patterns across the subject area according to different time periods. Note the inconsistency in the pattern of development with places from all eras spread across the area. (Source: GML)

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Precinct models suggested by residents' group for consideration	Comments
	 Map showing potential gradings of places if a precinct existed. Note the large number of non-contributory places and gaps between contributory and significant places. A higher concentration of contributory places can be seen around Wattle Grove and Finchley Court. (Source: GML)
Extension of Manningtree Road, and/or Lisson Grove precincts	Potential extensions to Manningtree Road and/or Lisson Grove precincts were considered in Stage 1 of the Review. In 2012 Context Pty Ltd undertook a review of the Wattle Road and Environs area as part of the Heritage Precinct Study 2012. This study found

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Precinct models suggested by residents' group for consideration	Comments
	Lisson Grove to have a highly consistent streetscape of Victorian Italianate villas on large allotments. Wattle Road and the cross street between Lisson Grove and Wattle Road were found to not meet the threshold for local significance due to low integrity. For this Review we re-walked the earlier study area which included Manningtree Road, Wattle Road, Lisson Grove and all interconnecting streets. After careful analysis and further historical research we agreed with the original findings of the 2012 study. Integrity along Wattle Road and the inter-connecting Streets (with the exception of Wattle Grove and Finchley Court) is low and does not meet the threshold required for a precinct. When looking further afield there are no historical links between Manningtree Road, Wattle Road and Lisson Grove that would support a single precinct. In 1851 CA 48 was conveyed to George McElvey who built 'Tripoli' and CA47 was conveyed to Henry Walsh who built 'Longfield'. In 1873 these estates were merged and subdivided by developer, Le Cren, Harton and Bradley to form Lisson Grove with the estate being described as the 'first really speculative venture in subdivision in Hawthorn.' (Context 2012). Similarly, Manningtree Road was laid out in 1873 from Crown Allotment 44, the original Manningtree Estate of Henry Box. Unlike neighbouring Wattle Road (CA 45, 46, part 47), the original subdivision layout for Lisson Grove Precinct and the Manningtree Road Precinct remain evident on the ground today with a high number of extant houses. As discussed above, Wattle Road saw a much more ad-hoc subdivision pattern, one which, due to substantial intervening re-development, is no longer legible on the ground. To combine the three street into a single precinct on historical ground could not be supported.

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2 and 2a Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 2 and 2a Wattle Road, Hawthorn

Name: --	**Survey Date:** 2021
Place Type: Residential	**Architect:** unknown
Grading: Significant	**Builder:** unknown
Extent of Overlay: To title boundaries	**Construction Date:** c.1928–29

Figure 1 2 and 2a Wattle Road, Hawthorn. (Source: GML 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).

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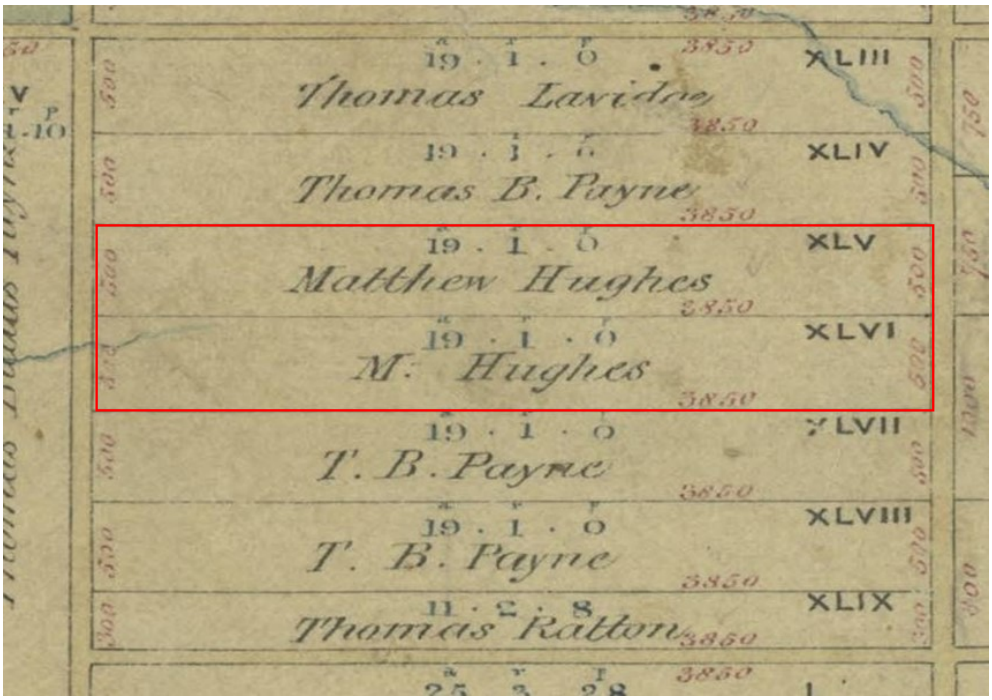

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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).

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 as the land was on a gentle slope, and close to the Yarra River, which provided a ready water supply.

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

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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).

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.

Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906.

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).

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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 2 and 2a Wattle Road, Hawthorn, is on the south side of Wattle Road, between Power Street and Wattle Grove. The pair of dwellings were built c.1928–1929 for owner Edwin Allen.

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). Kobelke sold part of his subdivision to Theodore Schober who was also a German immigrant. Schober owned land in the Hawthorn area as early as 1857 (McWilliam 1997).

Schober had built a house in Weinberg Road by 1870, when it first appears in the Hawthorn rate books. The 1902 MMBW detail plan shows a house at 2 Weinberg Road, square in plan with a front verandah, surrounded by grass/lawn (MMBW Detail plan 1483).

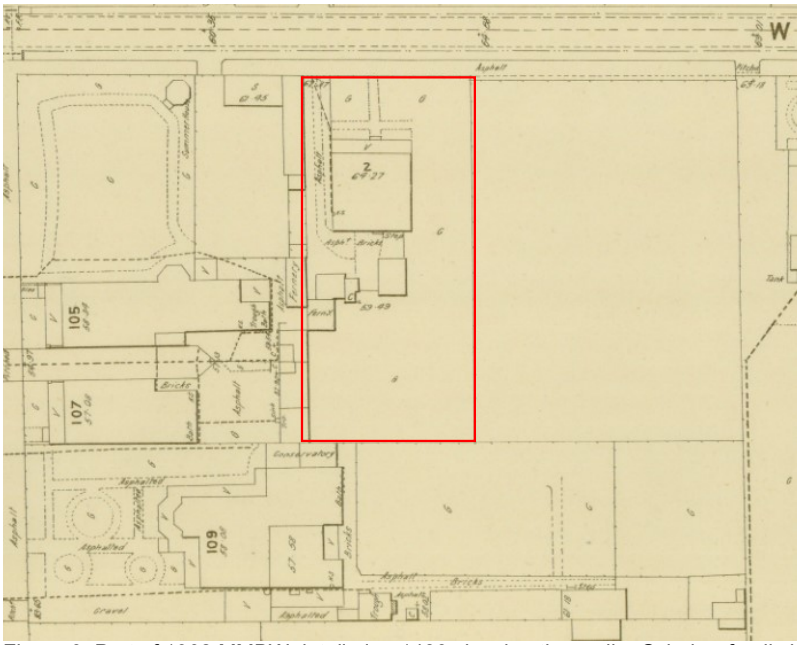

Figure 3 Part of 1902 MMBW detail plan 1483 showing the earlier Schober family house at 2 Weinberg Road (Source: State Library Victoria with GML overlay)

In November 1927 proprietorship of the property went to Edwin Allen, but Allen died on 26 November 1926. Probate was granted to Agnes Allen on the 30 November 1927, and proprietorship of the property passed to her on the same day (CT:V5282 F354). Two residences at 2 and 2a Wattle Road

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are first listed in the 1929 Sands & McDougall directory with Agnes Allen living at 2a. By 1930, both houses were rented out, with Agnes Allen remaining the owner of the pair of houses until her death in 1959. The property remains in the ownership of the same family. (CT:V5282 F354)

Building permit cards held by Council reveal that no alteration or additions have been made to the property other than the construction of a red brick fence in 1983 (BP18624).

Description

2 and 2a Wattle Road, Hawthorn, is a pair of single-storey brick houses designed to appear as a single dwelling. Built in 1928–1929 for Agnes Allen, widow, the houses are located on the south side of Wattle Road between Power Street to the west and Wattle Grove to the east.

Built to appear as a single residence the pair of houses display characteristics of the California Bungalow Style. Constructed of brick with a terracotta tiled roof, the houses feature a red brick base to wainscot height with unpainted rough cast render above.

Set under a low-pitched transverse gable, a dominant street facing gable projects forward and incorporates two recessed entry porches. The primary porch is accessed via a round arched opening while the second porch along the eastern side of the building features a tapered pylon. This tapered profile is replicated adjacent to the round arched opening, bookending the projecting gable and anchoring it to the ground. Two red brick chimneys with a clinker brick caping detail penetrate the north facing roof plane.

Fine craftsman detailing is employed across the façade. This includes the use of feature clinker bricks to create stylised quoining to the corners of the building as well as around the arch. A soldier course of clinker bricks is also used to demarcate the division between the red brick base and rough cast render. The gable end of the street facing gable is shingled in alternating wide and narrow shingles, as is the area above the pylon to the side porch. Widows are typically timber framed boxed units set on the outer skin of the brick work. Supported on small brick brackets and featuring narrow slanted timber window hoods, the upper panes of the double hung sash windows feature diamond patterned leaded glass. Furter subtle details across the façade, such as tapered and half round gable ends, timber brackets under the shingles of the gable end and a centrally place feature brick motif in the rough cast render of the projecting gable all emphasis the craftsman like detail of the construction.

Set behind a low red brick fence which was added in 1983 the front garden has a simple layout, with twin concrete strip drives down the east and western boundaries and a serpentine concrete path connecting the eastern drive to the round arched entry porch.

Aerial imagery shows a centrally placed hip roof projecting south from the main transverse gable. This appears original.

Key features of the building and landscape include:

- Asymmetric built form that appears as a single house
- walls of red brick with unpainted rough cast render above
- clinker brick details
- Terracotta tiled transverse gabled roof with dominant street facing gable and hipped roof to the rear

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- timber double-hung sash windows set on the outer skin of the brickwork and featuring diamond patterned leadlight to the upper panes
- Craftsman detailing including tapered pylons, shingled gable ends and section above eastern porch, tapered and half round gable ends, timber brackets under the shingles of the gable end and a centrally place feature brick motif in the rough cast render of the projecting gable
- twin concrete strip drives down the east and western boundaries and serpentine concrete path.

Integrity

2 and 2a Wattle Road is highly intact, with very few changes visible to the original or early fabric. The building retains its original built form, roof form, materials, window and door openings and joinery and fine architectural detailing. The integrity of the place is enhanced by the original (unpainted) roughcast render walls which is becoming increasingly rare.

Overall the place has very high integrity.

Comparative Analysis

The depression of the 1890s marked the transition from mansions and villas to modest and economic homes. This was partly due to the housing shortages incurred by the 1890s depression and WW1 and the emergence of the middle class.

Duplexes gained popularity in the 1920s and 1930s as a cheaper option yet an alternative to apartment living which was also gaining popularity at the time. Duplexes occur throughout the various suburbs of Boroondara with moderate frequency, most of them from the interwar period. As a building type, the duplex allowed a developer to build two residences on a single block of land, often maintaining the appearance of a single dwelling. It also provided independent accommodation for two owners or tenants, in a building that appeared substantial and elegant. In Boroondara, duplexes were built in a range of styles, including the interwar California bungalow, Mediterranean, Spanish Mission and Old English revival styles.

The Bungalow style became popular during the early interwar period. Originating in North America around the turn of the twentieth century, the California Bungalow style was introduced to Australia during the years immediately prior to World War I and was greatly popularised in the 1920s. Bungalows represented a middle class, modest home, which became ’the cheap option for suburban housing on a massive scale.’ (Butler, The Californian Bungalow in Australia, page 2).

The Californian Bungalow sat midway in pretention between a cottage and villa (to use popular nineteenth-century terminology) and provided a quintessential pre-war and interwar dwelling suited to Australia's relatively large allotments and garden city ethos as a domestic repose in an industrial world. Typical features of the Californian Bungalow style were its low-slung building form, substantial exterior transitional spaces sheltered under expansive verandahs with roofs supported on exaggerated piers or less typically as large, recessed porches enveloped by the main roof, generally relating to a single dominant building form (often transverse in orientation).

The State Savings Bank of Victoria and various building companies such as Dunlop & Hunt provided homebuyers with planning and construction services, as well as financing options. They played a key role in financing new homes with attractive borrowing arrangements. Figure 4 shows an example of a

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duplex bungalow offered by Dunlop & Hunt which is almost identical to 2 and 2a Wattle Road with the appearance of one dwelling with a concealed second entrance.

Figure 4 An example of a pair of residences designed to appear as a single Bungalow, this example from a Dunlop & Hunt catalogue. Dunlop & Hunt provided homebuyers with planning and construction services, as well as financing options. (Source: Dunlop & Hunt Home Builders Limited 1916:19)

There are few examples of interwar duplexes which appear as an individual residence currently in the Heritage Overlay in Boroondara.

Only two interwar duplexes have been identified as individually significant within the City of Boroondara, neither of which are in Hawthorn. These are:

 Figure 5 35–37 Rowland Street, Kew (HO823) built c.1922–23. (Source: VHD/Trethowan Architecture 2017)	35–37 Rowland Street, Kew is of local rarity and aesthetic significance to the City of Boroondara. It is important as a rare example of speculative housing development in Kew in the 1920s. It demonstrates an unusual duplex type of dwelling not often found in Kew. 35–37 Rowland Street is a largely intact example of a single-storey brick duplex dwelling in the Californian Bungalow style.

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 Figure 6 27–29 George Street, Camberwell (HO718) built in 1936–37 (Source: VHD/Trethowan Architecture 2017)	27–29 George Street, Camberwell is of local historical and aesthetic significance to the City of Boroondara. 27–29 George Street is historically important as it successfully demonstrates the unusual duplex type of dwelling that was purposely designed to respond to the local (former City of Camberwell) by-laws and overcome the antagonism towards multi-dwelling built forms by masquerading as a single dwelling. 27–29 George Street is an intact example of a single storey brick duplex dwelling of the Georgian Revival style incorporating Free Classical elements.

As the duplex pair at 2 and 2a Wattle Road were built to appear as a single residence, it is appropriate to compare the pair to single dwellings built in the interwar California Bungalow style. The following places are individually significant within the City of Boroondara

 Figure 7 'Adair House' 40 Havelock Road, Hawthorn East (HO856) built in 1917–18 (Source: Trethowan Architecture 2017	'Adair House' is of local architectural, aesthetic and associative significance to the City of Boroondara. 'Adair House' is a largely intact early example of the type of housing that began to appear in the suburbs following the First World War. The Californian Bungalow type would dominate domestic architecture through the 1920s, with its tapered stone piers supporting the gabled porch roof, and use of shingles, roughcast walls, and low-pitched roof of intersecting and nested gables.
 Figure 8 46 Clyde Street, East Kew (HO283) built in 1929. (Source: VHD/Lovell Chen 2005)	46 Clyde Street, East Kew, is of local historical and architectural significance as a representative and relatively intact example of the fully developed bungalow form. It fuses Californian aspects, the reflection of Japanese timber construction and its transformation of Arts and Crafts fabric into thin, screen-like surfaces and lines, and the Pasadena bungalow's 'dissolved facade' and emphatic horizontality

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Figure 9 44 Studley Park Road, Kew (HO344) built in 1925 (Source: VHD Lovell Chen 2005)

44 Studley Park Road, Kew, is of historical and architectural significance to the City of Boroondara. It is a fine and relatively externally intact example of an interwar bungalow which incorporates an interesting range of stylistic features, including roughcast rendered walls, arched entrance, eyelid dormer, leadlight glazing and chain detail to the bay window.

Figure 10 'Mallow', 33 Deepdene Road, Balwyn(HO382) built in 1923. (Source: VHD/Lovell Chen 2005)

'Mallow' is of local historical and architectural significance to the City of Boroondara. It is a fine, representative and externally intact bungalow of the early 1920s, which retains its unpainted stucco finish and generous garden setting. Stylistically, 'Mallow' fuses several major 1920s modes, particularly the bungalow in a general single-storied, rather than 'Californian' sense, and elements of the boxed-eave colonial revival.

Discussion

2 and 2a Wattle Road compares well with other comparable examples in the Heritage Overlay, namely 35–37 Rowland Street, Kew (HO823) and 27–29 George Street, Camberwell (HO718), as a highly intact example of an interwar duplex built in a prevailing popular architectural style. Stylistically it is most comparable with 35 Rowland Street, Kew with both houses demonstrating key stylistic elements of the California Bungalow Style. It differs stylistically from 27–29 George Street, Camberwell which has been designed to incorporate free Classical elements of the Georgian Revival style. All three examples have been designed to appear as a single house. This was a strategy employed to circumvent local antagonism at the time to the integration of higher density of living into established areas with larger houses. The duplex at 35 Rowland Street Kew has had it front fence replaced with a timber fence and the house has been painted a different colour, meaning 35 and 37 no longer read as a single house in the streetscape.

2 and 2a Wattle Road is highly intact and is a finely detailed example of a Californian Bungalow. In this way the place is directly comparable to other individually significant California Bungalows in the Heritage Overlay. In form, it is most comparable to 40 Havelock Road, Hawthorn East (HO856) with a transverse gable intersected by a prominent street facing gable. Other similarities include the use of

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tapered pylons to support the porch (although at Havelock they are of stone, shingled gable ends and diamond leadlights. The subject place has a much higher level of integrity than 40 Havelock Street, with its roughcast render remaining unpainted. This compares to 46 Clyde Street, East Kew (HO283), 44 Studley Park Road, Kew (HO344) and 33 Deepdene Road, Balwyn (HO382). Elements of the California Bungalow style in common between 46 Clyde Street, East Kew (HO283) and 44 Studley Park Road, Kew (HO344) and the subject place include low slung gable roofs with shingled gable ends and exposed rafters, walls of unpainted rough cast render, deep porches, box framed widows with leadlight to the upper sashes. In comparison 33 Deepdene Road, Balwyn (HO382) fuses several major 1920s modes including a hipped roof with boxed eave that gives the house a more colonial revival feel than a California Bungalow. particularly the bungalow in a general single-storied, rather than 'Californian' sense, and elements of the boxed-eave colonial revival.

Overall, 2 and 2a Wattle Road compares well to the above individually significant places as a highly intact and finely detailed California Bungalow. What sets it apart is its high level of intactness and integrity. Remaining in the same family for 90+ years the place has had no visible external alterations or additions (other than the replacement of the front fence) since it was built. This includes retention of the original (unpainted) surface of the roughcast render which is becoming rare within the municipality. Designed to present as a single house, they illustrate social pressures at the time, when higher density was occurring, for the area to maintain its freestanding single residence profile.

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).

2 and 2a Wattle Road, Hawthorn, is of local historical significance for the evidence it provides of an important pattern in interwar suburban development in Boroondara which saw the intensification in housing density. While duplexes were becoming an increasingly acceptable housing option in this period, detached single dwellings were more typical. For this reason duplexes were often built to present as a single residence in order to maintain the appearance of a single dwelling.

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).

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2 and 2a Wattle Road, Hawthorn is of aesthetic significance as a highly intact and finely detailed example of a single-storey California Bungalow duplex pair. Typified by low-pitch gable roofs, roughcast walls over a brick plinth, and deep porches, the style drew on Arts and Crafts influences. 2 and 2a Wattle Road exhibits these typical style markers but is distinguished by the inclusion of some fine details. Incorporating two entry porches into its street facing gable, so as to create the illusion of a single residence, the asymmetrical façade is balanced by the use of tapered pylons that bookend the gable and anchor the building. Of particular note is its fine use of feature clinker bricks to create stylised quoining to the corners of the building as well as around the entry arch, a soldier course of clinker bricks to demarcate the division between the red brick base and rough cast render and a feature brick motif in the rough cast render of the projecting gable. All of these finer details are enhanced by the roughcast render walls which retain their original (unpainted) finish.

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

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Statement of Significance

What is significant?

2 and 2a Wattle Road, Hawthorn, built c.1926–29, is significant. Elements that contribute to the significance of the place include:

- Asymmetric built form that reads as a single house
- walls of red brick with unpainted rough cast render above
- clinker brick details
- Terracotta tiled transverse gabled roof with dominant street facing gable and hipped roof to the rear
- Two extant red brick chimneys with clinker brick caping detail
- timber double-hung sash windows and diamond patterned leadlight to the upper panes
- Craftsman detailing including tapered pylons, shingled gable ends and section above eastern porch, tapered and half round gable ends, timber brackets under the shingles of the gable end and a centrally placed feature brick motif in the rough cast render of the projecting gable.

How is it significant?

2 and 2a Wattle Road, Hawthorn is of historic and aesthetic significance to the City of Boroondara.

Why is it significant?

2 and 2a Wattle Road, Hawthorn, is of historical significance for the evidence it provides of an important pattern in interwar suburban development in Boroondara which saw the intensification in housing density. While duplexes were becoming an increasingly acceptable housing option in this period, detached single dwellings were more typical. For this reason duplexes were often built to present as a single residence in order to maintain the appearance of a single dwelling. (Criterion A)

2 and 2a Wattle Road, Hawthorn is of aesthetic significance as a highly intact and finely detailed example of a single-storey California Bungalow duplex pair. Typified by low-pitch gable roofs, roughcast walls over a brick plinth, and deep porches, the style drew on Arts and Crafts influences. 2 and 2a Wattle Road exhibits these typical style markers but is distinguished by the inclusion of some fine details. Incorporating two entry porches into its street facing gable, so as to create the illusion of a single residence, the asymmetrical façade is balanced by the use of tapered pylons that bookend the gable and anchor the building. Of particular note is its fine use of feature clinker bricks to create stylised quoining to the corners of the building as well as around the entry arch, a soldier course of clinker bricks to demarcate the division between the red brick base and rough cast render and a feature brick motif in the rough cast render of the projecting gable. All of these finer details are enhanced by the roughcast render walls which retain their original (unpainted) finish. (Criterion E)

Grading and Recommendations

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

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

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

Identified by:

GML Heritage, 2022

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Nearmap, as noted.

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Sands & McDougall Directories, 1929.

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18 Wattle Road

Prepared by: GML Heritage

Address: 18 Wattle Road, Hawthorn 3122

Name: 'Maryville'	**Survey Date:** April 2022
Place Type: Residential	**Architect:** George R Johnson
Grading: Significant	**Builder:** unknown
Extent of Overlay: To title boundaries	**Construction Date:** 1871

Figure 1 18 Wattle Road, Hawthorn (Source: GML 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).

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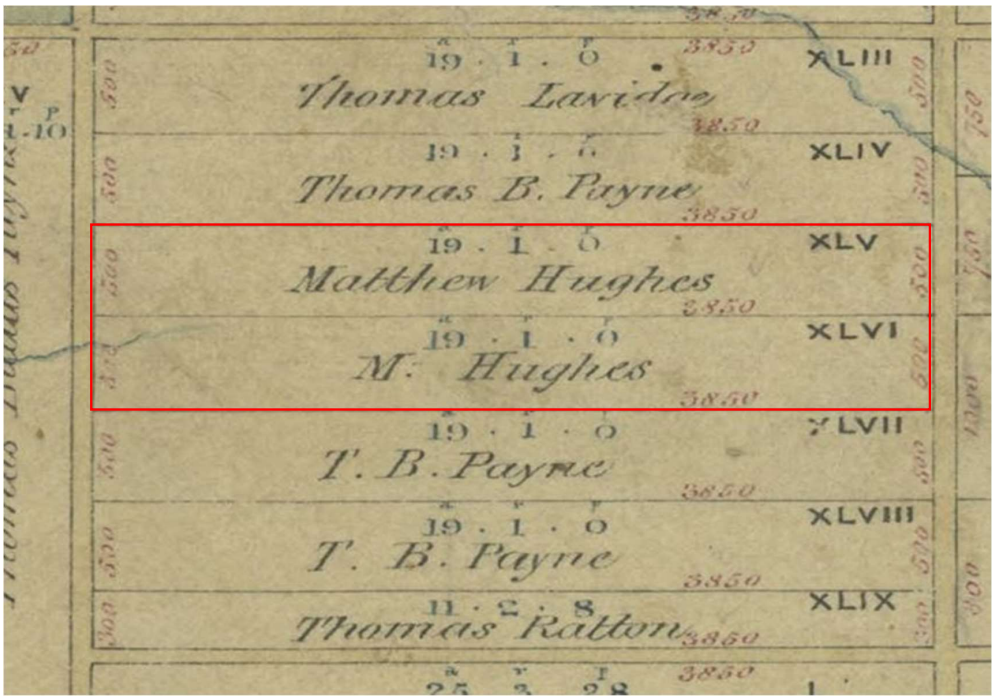

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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(*Argus*, 29 November 1884:4). In 1851 Hughes sold allotments 45 and 46 to Edward Kobelke, who then sold one-third of the land to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30). The German settlers also purchased land in areas surrounding Wattle Road. Christian Finger purchased part of Crown allotment 64 at the corner of Glenferrie Road and Oxley Road in 1852. The same year, his son Henry Finger purchased part of Crown allotment 67, situated south of Liddiard Street (McWilliam 1997:21). Finger's property was divided by a lane (today's Wattle Road). He planted a vineyard on the site of present-day 41 Wattle Road. The natural attributes of the location made it amenable for vineyards. The land was on a gentle slope, and it was close to the Yarra River, which provided a ready water supply.

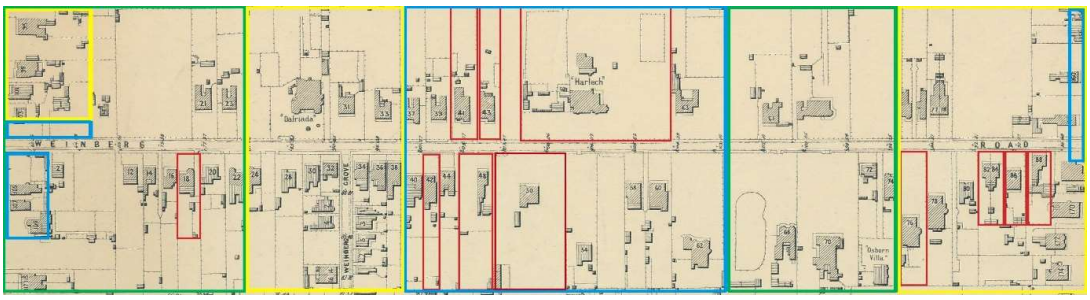

Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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

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

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

The 1860s was a decade of transformation and prosperity for Hawthorn. Suburban development was spurred by the election of Hawthorn's first municipal council in 1860, making it the geographic centre of the city, alongside the opening of the railway to Hawthorn in 1861 (Context 2012:10). The coming of the railway led to an influx of middle-class residents who were able to commute between

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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

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Victorian houses and the construction of multi-unit developments and, more recently, substantial blocks of apartments.

Place History

The property at 18 Wattle Road, Hawthorn, comprising a single storey dwelling built in 1871 to a design by architect George Johnson. It is situated on the south side of Wattle Road between Power Street and Wattle Grove.

Crown 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).

In 1867 Kobelke sold the subject land to Jabez Green, and by 1871 the land had been sold to Alfred William Harston, law stationer who built a house on the land in the same year (McWilliam 1997: 129-131; CT V433 F481, RB 1871). Harston was a councilor in the City of Hawthorn from 1869 to 1874 and Mayor of Camberwell from 1871 to 1872 (McWilliam 1997:131).

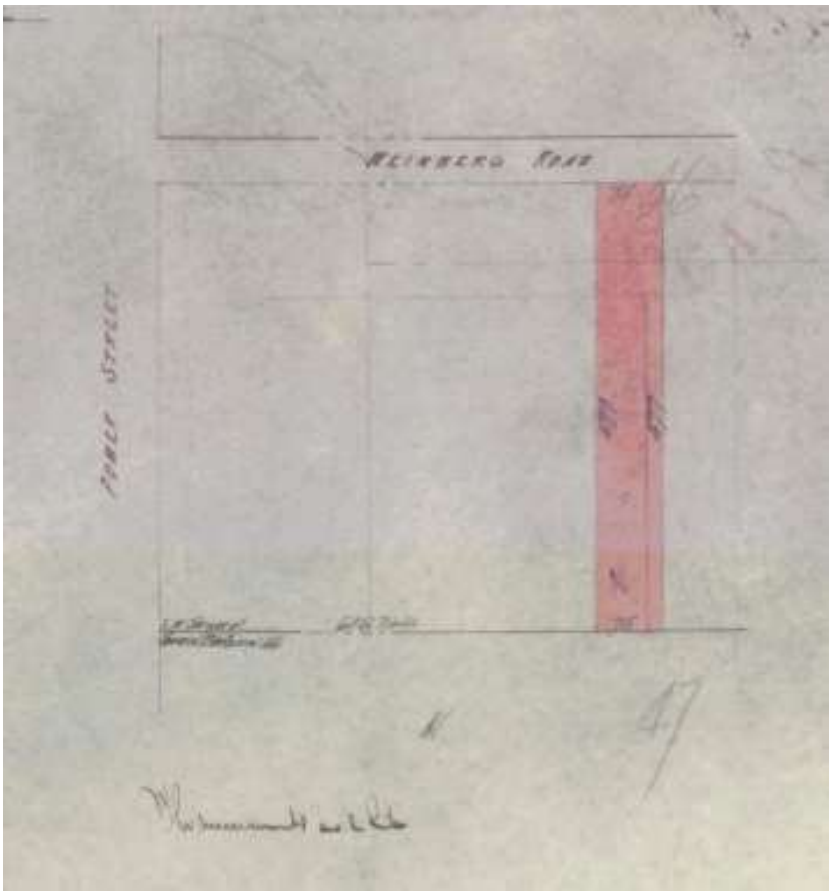

Figure 4 Detail from Certificate of Title 433/481 showing the parcels of land (coloured pink) that were transferred to Alfred William Harston in 1871. (Source: LANDATA)

According to historian Gwen McWilliam, the original houses at 18 and 22 (now demolished) were almost identical dwellings with matching bay windows, bluestone foundations, chimneys and architectural style (McWilliam 1997: 129). It is thought that George Johnson was the architect of both

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18 and 22, having called for tenders for ‘two brick villas in Weinberg Road’ in October 1871 (McWilliam 1997: 129; *Argus* October 1871:3).

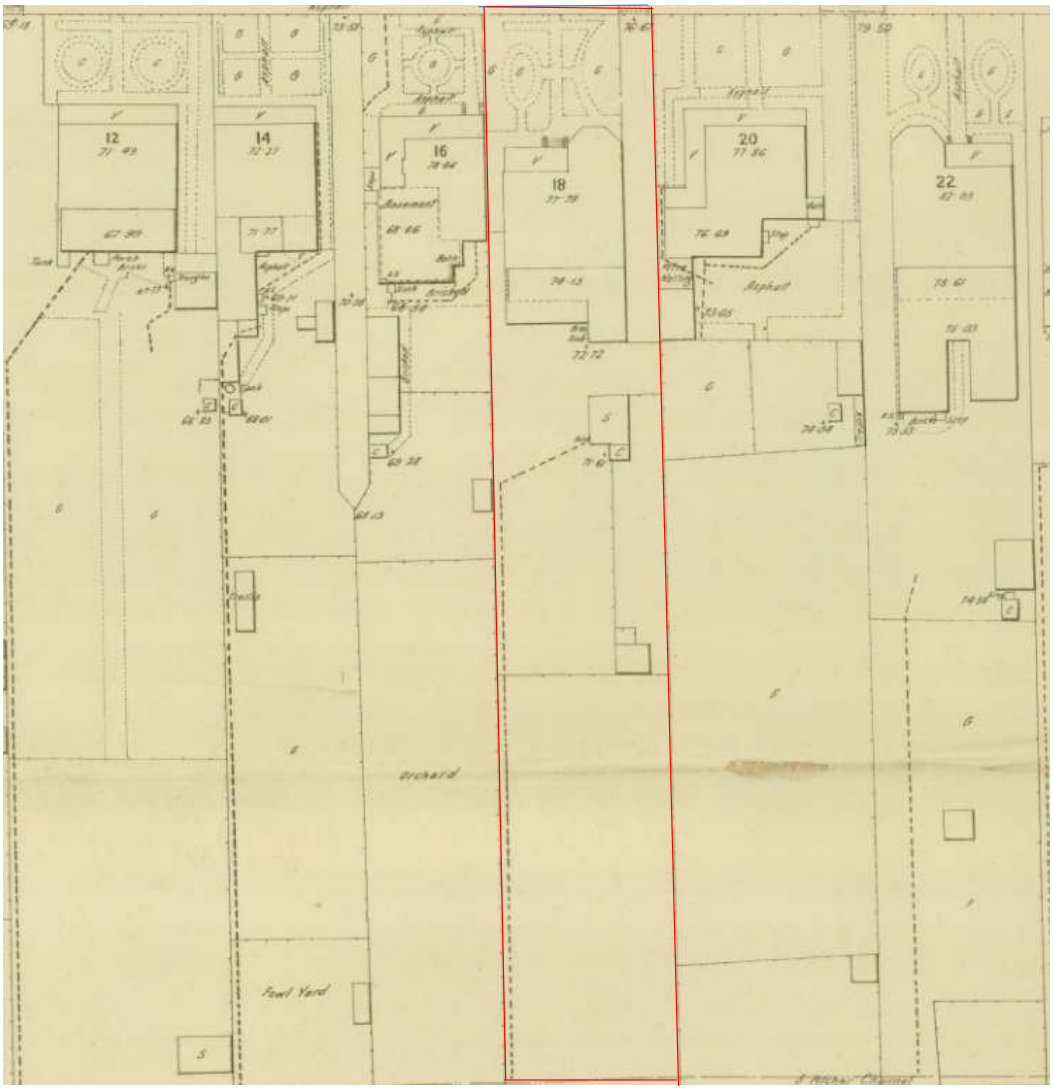

Figure 5 Detail from Melbourne and Metropolitan Board of Works detail plan No. 1483, Municipality of Hawthorn, 1902. 18 Wattle Road is outlined in red. (Source: State Library Victoria with GML overlay)

Harston did not live at 18 Wattle Road: the rate books show that he rented out the property during the early 1870s (RB 1871–75). The property was sold to William Davidson, law clerk, in October 1876. (CT V433 F481). The house was referred to as ‘Maryville’ during Davidson’s occupancy (*Argus,* September 1880: 1), which ended with his death in 1931 (*Sunraysia Daily,* June 1931:12).

Over the proceeding decades the property changed hands numerous times (CT V1920 F933, CT V8335 F251, CT V9.17 F446). Over those years numerous alterations and additions were made to the rear of the house, the most recent bring a two-storey addition in 2002 to a design by architect Nicholas Giola (Lovell Chen 2012).

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Description

18 Wattle Road, Hawthorn is a single-storey, double-fronted rendered brick villa built in 1871 for law stationer Alfred William Harston. Located on the south side of Wattle Road between Wattle Grove and Power Street, the house is set back from the street on a deep allotment which includes the dwelling, pool and tennis court.

Asymmetrical in form with a projecting canted bay window, the house has bluestone foundations and sits beneath a hipped slate roof with shallow boxed eaves and moulded cement eaves brackets which sit above a moulded string course. Across the bay window, two eaves brackets are missing.

The house is simply detailed, as is typical of pre-Boom Italianate villas, with tall, round arched, double-hung sash windows to a canted bay and standard double-hung sash windows elsewhere. The window heads to the bay window are framed by simple curved mouldings which stop at a plain capital, or springing block. A glazed four-panelled font door with glazed decorative surround sits under and a verandah with timber floor and posts and a cast iron frieze with separate corner brackets.

Three prominent rendered brick chimneys with substantial caps and cement brackets penetrate the roof line.

The two-storey addition to the rear of the property in 2002 is not visible from the public domain. The front garden has been landscaped recently and a concrete parking apron has been constructed in front of the bay window. The central path from the street to the front verandah is consistent with the pathway alignment of the garden in 1902. Other aspects of the early garden layout by 1902 have been replaced. There is no front fence.

Key features of the house and landscape include:

- Retention of its front garden setting and part of the early pathway layout;
- asymmetric built form with canted bay window;
- rendered brick walls with bluestone foundations;
- hipped slate roof;
- substantial rendered brick chimneys with decorative Italianate caps and brackets;
- shallow boxed eaves with moulded cement eaves brackets;
- verandah with timber floor and posts and cast iron frieze with separate corner brackets.
- original pattern of fenestrations, including round arched and standard double-hung sash windows;
- cement moulds to the windows of the canted bay.~~, terminating in a plain capital or springer block.~~

Alterations and additions include:

- loss of two brackets to the canted bay.~~;~~
- possible remodelling of the springer blocks to the windows of the canted bay window.
- two-storey addition to the rear (not visible from the public domain)
- recent landscaping to the front garden, including a concrete parking apron.

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Integrity

18 Wattle Road is highly intact with very few changes visible to the original or early fabric of the dwelling. The building retains its original built form, roof form, rendered brick walls and window and door openings and joinery. Original details include its bluestone foundations, slate hipped roofs, timber verandah with cast iron frieze and brackets, eaves brackets, round arched sash windows with cement moulds to the canted bay and three extant chimneys with substantial Italianate caps and brackets. The loss of two eaves brackets to the canted backets could be easily replaced. While the possible modification of the springer blocks of the windows to the canted bay window slightly impacts the intactness of the house it does not impact on the legibility of the house as an 1870s Italianate villa.

Overall, the place has 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

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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 18 Wattle Road, Hawthorn which have been identified as being Individually Significant within the City of Boroondara, include:

Figure 11 65 Lisson Grove, Hawthorn (HO90) built in 1884-1886. (Source: VHD/Meredith Gould 1992)

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

Figure 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.

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Figure 7 'Ennis Mount', 5 Rosslyn Street, Hawthorn (HO118) built in 1885-86 (Source: VHD/ Meredith Gould 1992)

'Ennis Mount', 5 Rosslyn Street, Hawthorn, is architecturally significant for its substantially intact single storey villa house form from the 1880s. Originally facing Auburn Road, the building's principal elevation cannot be seen with the side elevation presenting as a standard villa form with canted bay and hipped slate roof.

Figure 5 'Kinvonvie', 42 Lisson Grove, Hawthorn (HO87) built in 1879–80. (Source: VHD/Meredith Gould 1992)

'Kinvonie', 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 4 '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, through 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

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	key elements typical of the 1880s Italianate mode in Boroondara.

18 Wattle Road compares well with the examples above as a highly intact representative example of an Italianate villa built in the 1870s. As with the other examples, the single-storey, double-fronted, asymmetrical house exhibits key features associated with that building form, including the slate hipped roof, moulded eaves brackets, timber and cast iron verandah, timber double hung sash windows and brick chimneys with cement caps**.**

What sets 18 Wattle Road apart is its early build date. Few houses survive in Hawthorn from the early 1870s that evidence the beginnings of suburban development in the suburb. It was not until the 1880s with the advent of the Melbourne land boom, and locally the extension of the railway from Hawthorn to Lilydale in 1882, that suburban development in Hawthorn took off. 18 Wattle Road, with its restrained use of classical motifs is a fine example of a pre-boom Italianate villa built at the beginning of the suburbanisation of Hawthorn. In this way it is most comparable to 'Kinvonvie', 42 Lisson Grove, Hawthorn (HO87) although this house was built nine years later in 1879-80.

Overall, 18 Wattle Road, Hawthorn is a fine early pre-Boom example of a Victorian-era, double-fronted house expressed in the Italianate architectural style in its original garden setting. The asymmetrical arrangement of the façade and canted bay window, hipped roof, eaves brackets, rendered brick walls, timber and cast iron verandah, timber sash windows, mouldings and rendered brick chimneys with cement caps, are characteristic of this type and style. Built in 1871, it is one of few houses in Hawthorn that evidence the beginnings of residential development in the 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).

18 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. In 1867 Edward Kobelke sold the subject land to Jabez Green. Green subsequently sold it to Alfred William Harston, law stationer, who commissioned the building of 18 Wattle Road. The 1871 Victorian-era house illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn.

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

N/A

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

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N/A

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

18 Wattle Road, Hawthorn, is of representative significance as an intact pre-Boom Italianate villa built in 1871 which retains its original garden setting. Overall the house demonstrates key characteristics associated with the Italianate style, including an asymmetrical built form with canted bay, hipped slate roof, moulded eaves brackets, rendered brick walls, timber and cast iron verandah, timber sash windows (some with round arched tops), mouldings and rendered brick chimneys with cement caps and brackets. (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

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Statement of Significance

What is significant?

18 Wattle Road, Hawthorn built 1871 is significant.

Elements that contribute to the significance of the place include:

- front garden setting;
- asymmetric built form with canted bay window;
- rendered brick walls with bluestone foundations;
- hipped slate roof;
- substantial rendered brick chimneys with decorative Italianate caps and brackets;
- shallow boxed eaves with moulded cement eaves brackets;
- verandah with timber floor and posts and cast iron frieze with separate corner brackets;
- original pattern of fenestrations, including round arched and standard double-hung sash windows; and
- cement moulds to the windows of the canted bay.~~, terminating in a plain capital or springer block.~~

How is it significant?

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

Why is it significant?

18 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. In 1867, Edward Kobelke sold the subject land to Jabez Green. Green subsequently sold the land to Alfred William Harston, law stationer, who commissioned the building of 18 Wattle Road. The 1871 Victorian-era house illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

18 Wattle Road, Hawthorn, is of representative significance as an intact pre-Boom Italianate villa built in 1871 which retains its original garden setting. Overall the house demonstrates key characteristics associated with the Italianate style, including an asymmetrical built form with canted bay, hipped slate roof, moulded eaves brackets, rendered brick walls, timber and cast iron verandah, timber sash windows (some with round arched tops), mouldings and rendered brick chimneys with cement caps and brackets. (Criterion D)

Grading and Recommendations

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

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

Identified by:

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

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18–20 Burton Avenue

Prepared by: GML Heritage

Address: 18–20 Burton Avenue, Hawthorn	
Name: Sherwood Court	**Survey Date:** November 2021
Place Type: Flats	**Architect:** Unknown
Grading: Significant	**Builder:** Unknown
Extent of Overlay: To title boundaries	**Construction Date:** 1934

Figure 1 18–20 Burton Avenue, Hawthorn. (Source: GML Heritage 2021)

Figure 2 Side elevation of 18–20 Burton Avenue, Hawthorn. (Source: GML Heritage 2021)

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Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). Hawthorn is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913–18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years the former City of Hawthorn's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

In spite of the interwar population increase and intensive residential subdivision boom very few residential flat buildings were built in the 1910s and 1920s in Boroondara, with almost all that were built situated in the City of Hawthorn (Built Heritage 2015: 145). By the 1930s, apartment construction boomed in the City of Hawthorn. Major thoroughfares with tramlines, notably Glenferrie Road and Riversdale Road, continued to attract blocks of flats during the 1930s. At this time, in particular in the City of Camberwell where local by-laws were developed to restrict multi-unit construction, multi-unit dwellings tended to be designed to appear as over-scaled single dwellings (Built Heritage 2015:146).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

By the 1940s, the housing stock in Hawthorn west and central was old and contained many cottages in poor condition. From the 1930s, a new trend emerged – the subdivision of large Victorian houses into flats and offices, and the building of new blocks of two and three-storey flats.

By the 1970s, the demolition of old residences for the construction of new flats and office blocks was a local issue. By 1981 over 45 percent of Hawthorn's housing stock were flats, compared with 26 percent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking. In 1988, the local newspaper, the *Progress*

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Press, claimed that office development was 'the greatest threat to Hawthorn's retail and residential identity since the flat development drive of the 1970s' (Gould 1993:69–70 and *Victorian Places* 2015).

The Hawthorn entry in *Victorian Places* (2015) states that, despite the rapid growth of flats in Hawthorn:

> *… there was a contrary trend toward the preservation of many of the surviving larger homes. Internal subdividing walls were removed and flats were converted back into homes. Other large buildings were converted into more sensitively designed apartments. The boom in period real estate peaked in the late 1980s. An active preservation area was around St James Park, adjoining Hawthorn's original town site. Preservation extended to a quite costly refurbishment of the Hawthorn railway station buildings, some of which had been transferred many years before from the first Flinders Street station in central Melbourne.*

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

The property at 18–20 Burton Avenue, Hawthorn is situated on the west side of Burton Avenue, between Wattle Road to the north and Lisson Grove to the south.

The land on which 18–12 Burton Avenue is built was part of an early property owned by Thomas Budd Payne who purchased 8 hectares along the boundaries of Crown Allotments (CA) 47 and 48 in 1846. In 1851 CA 48 was conveyed to George McElvey who built 'Tripoli' and CA47 was conveyed to Henry Walsh who built 'Longfield'. In 1873 these estates were merged and subdivided by developer, Le Cren, Harton and Bradley to form Lisson Grove with the estate being described as the 'first really speculative venture in subdivision in Hawthorn.' (Context 2012b).

George Partridge purchased lot 22 of the Lisson Grove subdivision in 1882 and Edward James Buckeridge purchased lot 23 of the subdivision in 1897 (Figure 4~~Figure 4~~, Figure 5). Houses are shown on each of these lots on the 1902 MMBW plan (Figure 3~~Figure 3~~).

Burton Avenue was formed in 1912 by the demolition of 62 Wattle Road and 45 Lisson Grove and incorporated the western garden of 66 Wattle Road and vacant land to the east of 39 Lisson Grove.

The parcel of land that became known as 18–20 Burton Avenue was formed from an amalgamation of land parcels in 1929 at the rear of two properties which originally fronted Lisson Grove, numbers 37 and 39 Lisson Grove (CT V2665 F900, CT V5537 F360, CT V5919 F683).

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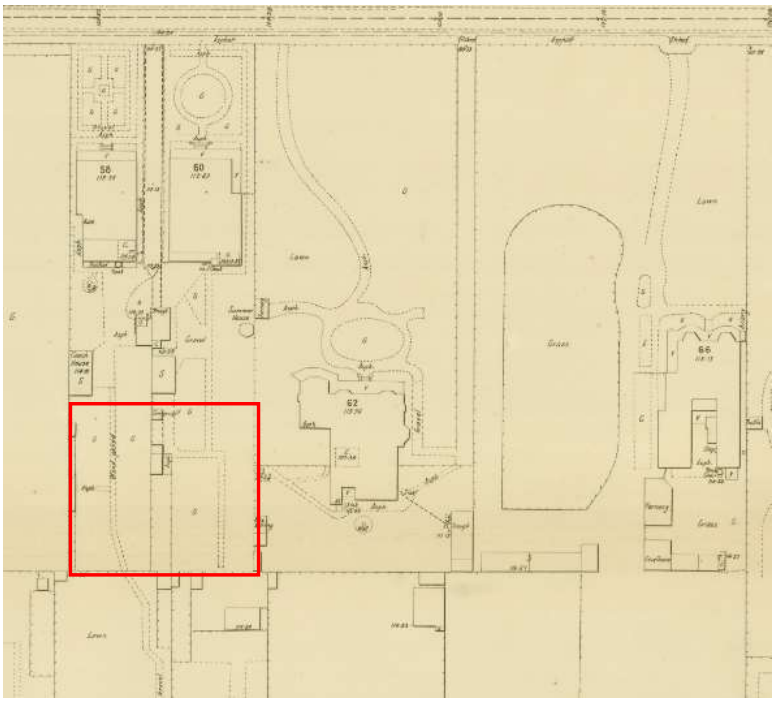

Figure 3 1902 MMBW plan showing the location of the subject site outlined in red. Note, the land was originally the rear yards of 37 and 39 Lisson Grove which was amalgamated in 1929. Burton Avenue was created in 1912 and resulted in the demolition of 62 Wattle Road and 45 Lisson Grove and utilised the western garden of 66 Wattle Road and the vacant land to the east of 39 Lisson Grove (Source: MMBW Detail Plan 1484, 1902)

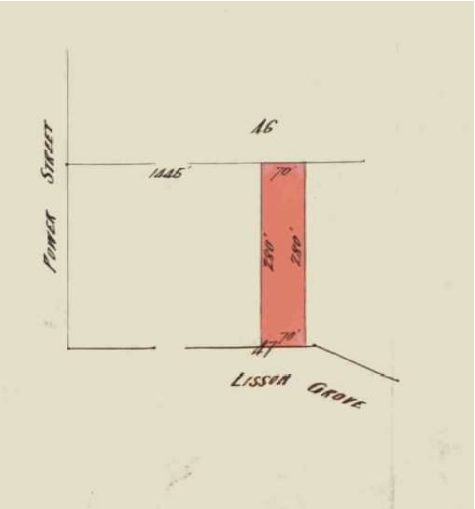

Figure 4 Parcel of land purchased by George Partridge in September 1882 being lot 22 of the Lisson Grove subdivision. (Source: CT V2665 F900)

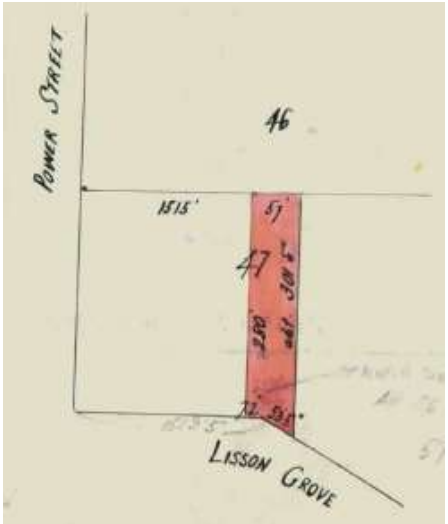

Figure 5 Parcel of land purchased by Edward Buckeridge in October 1897 being lot 23 of the Lisson Grove subdivision. (Source: CT V2665 F900)

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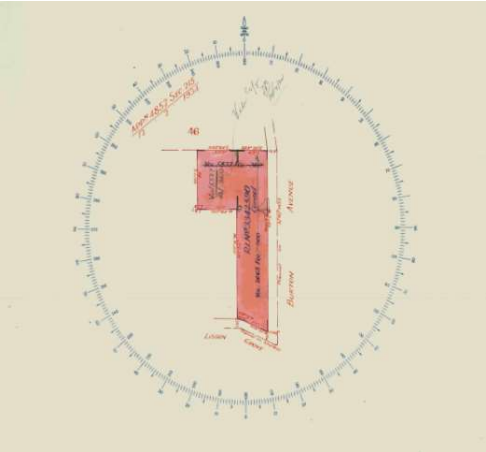

Figure 6 Florence Batten's amalgamated parcel of land formed in 1929 and incorporating 39 Lisson Grove (now 53 Lisson grove) and the rear of 37 Lisson Grove (now 51 Lisson Grove) (Source: CT V5537 F360)

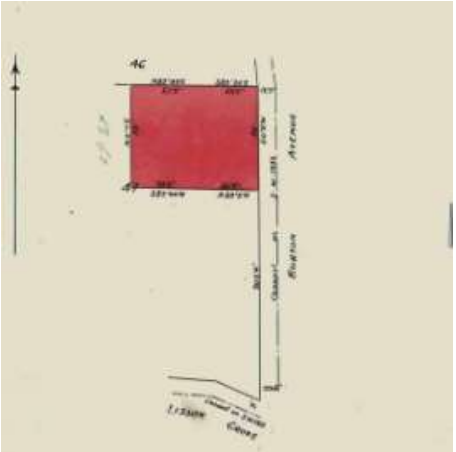

Figure 7 Certificate of title plan for 18–20 Burton Avenue, in 1934 purchased by Patrick Stanley. This parcel of land was formed form the subdivided rear sections of 37 and 39 Lisson Grove now 51 and 53 Lisson Grove) (Source: CT V5919 F683)

Patrick Stanley, an estate agent, purchased the parcel that became 18–20 Burton Avenue from Florence Batten (later Florence Lempriere) in February 1934 and commissioned the construction of six flats on the subject site in the same year (CT V5919 F683). The flats, named 'Sherwood Court', were completed toward the end of 1934 and advertised to be let (Figure 8). Features of the newly constructed flats included large lounge rooms, separate dining rooms, wonderfully appointed kitchens, two bedrooms, all tiled bathroom, hot water service and hardwood polished floors.

Patrick Stanley sold 'Sherwood Court' in 1936 and between 1951 to 1977 the block changed ownership numerous times before being strata-titled in 1977 (CT V6919 F683) after which time the flats were sold individually. (CT V9194 F224).

FLATS —— TO BE LET —— FLATS

SHERWOOD COURT, HAWTHORN

BURTON AV., HAWTHORN, OFF LISSON GROVE, 3MIN RIVERSDALE ROAD, GLENFERRIE ROAD AND POWER STREET TRAMS, 5 MIN. GLENFERRIE STATION.

SIX DELIGHTFUL NEW SELF-CONTAINED FLATS

JUST COMPLETED AND READY FOR OCCUPATION.

Each spacious flat includes large lounge, dining-room, wonderfully appointed kitchen, two bedrooms, all-tiled bathroom, hot-water service; int. tiled lavatory; built-in presses; hardwood polished floors, inverted lighting. Lawns and garden kept free.

REMARKABLY LOW RENTALS, £2 2/ AND £2 5/.

Open for Inspection Week-end. Sole Managing Agents:

R. T. EDGAR AND SON,

239 Collins Street (Cent. 21, 2 lines); and at Glenferrie Station (Haw. 395).

Figure 8 1934 Advertisement for Sherwood Court. (Source: *The Argus*, December 1934:38)

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Description

18–20 Burton Avenue, Hawthorn, is a pair of mirrored interwar flat buildings built in 1934 for Patrick Stanley. Located on the west side of Burton Avenue, the pair are symmetrically arranged either side of central twin driveways, constructed by 1945, which lead to a free-standing garage building located at the rear of the property.

Constructed in rendered brickwork on a base of dark brown bricks, the flats sit below a hipped terracotta tile roof with deep boxed eaves. There are four face brick chimneys, two along the eastern plane of the roof and another two at the rear of the blocks.

Both flat blocks are two-storeys in the front (east) section toward Burton Avenue, and single storey at the rear, providing two flats (one up and one down) in the front section and one single storey flat at the rear.

Identical in layout and details, the buildings feature decorative brick detailing typical of 1930s houses. These include window heads demarcated by a soldier course of tapestry bricks, flush set sills of tapestry bricks and flashes of tapestry bricks at the buildings' edges that were intended to suggest the decay of age-old stucco and limewash. Windows across the street-facing east elevation are vertically proportioned six over one timber sash units while the windows overlooking the central drive are paired six over one timber sash units. Across the street-elevation of each building at first floor level, raised letters in the render spell out the block of flats name Sherwood Court"'.

Entries to the flats are all off the central drive with recessed porches on the ground level and a flight of stairs that leads to an upper balcony which project forward to be in line with the eaves of the building and features square timber posts and a mild steel balustrade. This balcony provides access to the first floor flats. Timber front doors to each flat feature leadlight detail in the door surrounds.

The garage building at the rear of the blocks houses three garages. Rectangular in plan and with a hipped terracotta tiled roof, the garage building features detailing that matches the main flat buildings including rendered brick walls on a contrasting face brick base and a soldier course of tapestry bricks above each garage openings. The building also retains its original tri-fold timber panelled garage doors with glazed upper panels.

~~To the south of the garage buildings is a brick paved laundry court complete with six early rotary hoist clothes lines.~~

The flats retain their original garden setting which includes low brick front fences of variegated brown and charcoal bricks and twin concrete strip drives with grassed median strip set either side of a wider grassed median, the latter of which is planted with small deciduous trees. The landscaping is sympathetic to the era of the flats. Plantings include a low hedge behind the low front fences and different flowering exotic shrubs.

Key features of the building and landscape include:

- rendered brick walls on a face brick base and tapestry brick detailing
- terracotta tile hip roof with deep boxed eaves
- four extant face brick chimneys
- original pattern of fenestrations and door openings

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- double-hung six over one timber sash windows
- original leadlight detail in door surrounds
- recessed entry porches to ground floor flats and cantilevered first floor balconies with square timber posts and mild steel balustrade
- original brick freestanding garage building at rear of property which retains its early timber panelled and glazed garage doors
- Original clinker brick fence with integrated letter boxes
- Early garden setting which includes twin strip drives separated by a grassed median strip (evident on 1945 aerial)~~ and laundry court to the south of the garages with six early rotary clothes lines~~.

Integrity

18–20 Burton Avenue, Hawthorn, is highly intact with very few changes visible to original or early fabric. The buildings retain their original built form including roof forms, materials, window and door openings and joinery and architectural detailing.

The integrity of the place is enhanced by the retention of its original garage building with matching rendered brick walls, hipped terracotta tiled roof, tapestry brick details and tri-fold timber panelled garage doors with glazed upper panels.

The integrity is further enhanced by the retention of its original low brick front fence with integrated letter boxes, twin strip drives separated by a grassed median strip (evident by 1945)~~ and laundry court to the south of the garages with six early rotary hoist Sherwood court clothes lines~~.

Overall, the place has very high integrity.

Comparative Analysis

The construction of flats in the former City of Hawthorn increased during the 1920s and 1930s. In 1927, the *Herald* reported that keen students of property values were optimistic regarding the future of flats in Melbourne, the trend for which was predicted to follow the lead of ‘great cities overseas’. With rising land prices in close proximity of Melbourne city, new homes were becoming expensive, and the demand for flats was brisk. In addition, the report continued, owning a flat solved the ‘servant problem’ (*Herald,* 11 May 1927:23).

In Hawthorn, individual flats, predominantly in low-rise blocks of two or three storeys, were almost always rented, rather than owned, making blocks of flats a lucrative form of investment in the aftermath of the stock market crash and depression of 1929–32 (O’Hanlon 2008).

Leighton Irwin, president of the Building Conference, noted in 1932 that the increased construction of flats in metropolitan Melbourne that year marked the resumption of confidence and building activity apparent before the economic depression curtailed construction work. One regret, Irwin stated, was the ongoing demolition of old homes to make way for the flats (*Telegraph,* 28 November 1932:11).

By 1939, there was record demand for flats in metropolitan Melbourne for investment purposes. During one week in March of that year, flats were sold to a total value of more than £100,000, including 12 blocks of flats which sold for more than £6000 each (*Newcastle, Sun* 13 March 1939:2).

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Stylistically, these flat buildings used the architectural vocabulary popular at the time. Australian architecture of the interwar period was generally eclectic. Residential buildings were designed in a range of styles including the ubiquitous bungalow, which was popular during the 1920s and 1930s, as well as Spanish Mission, Mediterranean, Georgian revival, Old English and Moderne styles which were popular in the late 1920s onwards. What is clear is that the application of stylistic terms to describe buildings can be limited, with many architects, builders and designers calling upon numerous influences when designing a building. Some individual buildings were largely ‘pure’ representations of a style or type, but many buildings, such as 18–20 Burton Avenue, incorporated elements from different styles. In this instance while its overall form with symmetrical façade (when viewed as a pair), hipped roof with boxed eave and six over one sash windows demonstrates the general compositional elements of the Georgian Revival style, the use of feature flashes of tapestry brickwork suggesting decayed render is more reminiscent of the Old English style.

The different styles and idioms of the interwar period are well represented in the Heritage Overlay in Boroondara. Displaying a high level of intactness and integrity, the following examples within the Heritage Overlay are comparable to 18–20 Burton Avenue as multi-unit dwellings built [at a similar time/during the 1930s boom in residential flat development] and designed to appear as over scaled single dwellings in the prevailing interwar architectural styles.

The following places within the City of Boroondara Heritage Overlay can be compared to 18–20 Burton Avenue, Hawthorn:

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 Figure 9 'Lennox Court', 11 Lennox Street, Hawthorn (HO457) built in 1939–40. (Source: VHD/Lovell Chen 2006)	'Lennox Court', 11 Lennox Street, Hawthorn, is of historical and architectural significance. A substantially intact interwar double-storey complex of flats which incorporates a hipped terracotta tile roof, double-hung timber sash windows and a central external stair with iron balustrade. The rendered facade features bold detailing in contrasting bi-chromatic brick banding, complemented by an early or original face brick and render fence.
 Figure 10 6 Riversadle Road, Hawthorn (Significant within HO148) (Source: VHD/Meredith Gould 1992)	Fairview Park Precinct, Hawthorn, is of heritage significance as a place that contains the most intact and notable collection of high-density luxury flats (Riversdale Road) built from the 1920s to the 1950s within the City of Boroondara. The place illustrates the changing pattern of development from the 1920s through to the 1950s, when high quality flat construction around public transport nodes and within close proximity to the CBD was pursued. 6 Riversdale Road, Hawthorn is significant to the precinct as a largely intact example of a two storey 1920s block of flats built to appear as a single large house and incorporating elements of arts and crafts styling

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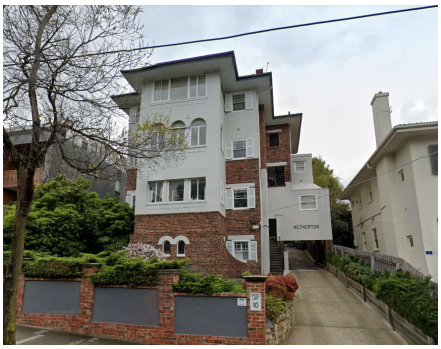 Figure 11 'Netherton' 472 Glenferrie Road, Hawthorn built in 1929 (Significant in HO149) (Source: GML Heritage 2022)	Glenferrie Hill Precinct, Hawthorn, is of heritage significance for a number of outstanding examples of Victorian and early Federation-style villas, combined with a series of well-designed and visually striking interwar houses and flats. The interwar character becomes more pronounced travelling southward along Glenferrie Road, reflecting the general development pattern in this part of Hawthorn. There are three prominent 1930s flats buildings around the intersection with Wellesley Street: - 'Netherton', 472 Glenferrie Road (Significant) - a four-storey block of flats built in 1929 in the Interwar Mediterranean Revival style. - 'Kermith', 470 Glenferrie Road (Contributory) - two-storey blocks of flats, c. 1920s, in the Interwar Mediterranean Revival style. - 468 Glenferrie Road (Contributory) - a two and three-storey block of flats of 1934 in the Moderne style
 Figure 12 568 Glenferrie road, Hawthorn (HO47) built in 1937 (Source: VHD/Meredith Gould 1992)	568 Glenferrie Road, Hawthorn is architecturally significant as a well-developed example of Moderne and International styling on high quality flats accommodation. Amongst the best examples of flats from the 1930s in Hawthorn. It is historically significant for the evidence it provides of the flat boom in Hawthorn in the 1920s and 1930s and is illustrating the boulevard approach to design on Hawthorn's major thoroughfares.
 Figure 13 11 Wellington Street, Kew (HO529) built in 1942–43. (Source: VHD Lovell Chen 2005)	11 Wellington Street, Kew is of local and architectural significance as a good and highly externally intact example of duplex apartment design, featuring typical overall form, solid demeanour, accentuated entrance stair and use of materials. It is distinctive for its use of colour in brickwork, with brickwork arranged in large contrasting panels that most closely resemble those on contemporary cinemas. The property retains its original garages and front fence, complete with wrought iron gates.

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Figure 14 ‘Cotham', 340 Cotham Road, Kew (HO291) built in 1937. (Source: VHD/Lovell Chen 2005)

‘Cotham', 340 Cotham Road, Kew is of local historical and architectural significance. A representative and externally intact example of a block of flats from the late interwar period, the stylistic expression incorporates both Old English and Moderne influence, the latter visible in the façade rendering, contrasting Manganese brick detailing, timber sash windows and iron balustrades.

Figure 15 ‘Hatfield Flats’, 576 Riversdale Road, Camberwell (HO723), built 1935–1938 and designed by architect F. Scott Mackay. (Source: VHD/Context 2017)

576 Riversdale Road, Camberwell, is of local and architectural significance as a highly intact example of interwar flat design. The substantial block of flats reflects the need for higher density living in the City of Camberwell, which resulted from the depression of the 1930s. The western wing of the larger complex demonstrates typical features of Moderne, including the use of contrasting clinker brick, solid balconies and rendered walls.

Discussion

The twin blocks of 1930s flats at 18–20 Burton Avenue evidence the changing urban landscape seen in Hawthorn during the 1920s and 1930s which saw the construction of a large number of blocks of flats. With rising land prices in close proximity of Melbourne city, individual homes were becoming expensive, and the demand for flats increased. Coupled with a shortage in domestic labour, luxury flats allowed for comfortable living at a reasonable cost close to the city without the need for servants. Usually constructed along or in close proximity to public transport routes these flats were built on the subdivided grounds of larger estates.

18–20 Burton Avenue compares well to ‘Lennox Court', 11 Lennox Street, Hawthorn (HO457), 6 Riversdale Road, Hawthorn (Significant within HO148) ‘Netherton’ 472 Glenferrie Road, Hawthorn built in 1929 (Significant in HO149) and 568 Glenferrie Road, Hawthorn built in 1937 (HO47). Of these, it is stylistically most comparable to 11 Lennox Street, Hawthorn in its hipped terracotta tiled roof, symmetrical plan, rendered façade with feature tapestry brickwork (including detail above and below windows), double hung timber sash windows and mild steel balustrade. While 472 Glenferrie Road, 6 Riversdale Road and 568 Glenferrie Road, Hawthorn are stylistically different to the subject site, all of these flats are comparable for the evidence they provided of the pattern of urban intensification that occurred in Hawthorn during the interwar years through the construction of walk up flats. When compared to these examples 18–20 Burton Avenue has a high level of integrity and

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intactness including the retention of its front fence, garaging service court ~~with clothes line~~ and landscape setting.

Architecturally, 18–20 Burton Avenue can be compared to 11 Lennox Street, Hawthorn, 11 Wellington Street, Kew, 340 Cotham Road, Kew and 576 Riversdale Road, Camberwell for its use of patterned brick banding and decorative brick details using contrasting brick profiles is shared with. The rendered façade is similarly employed at 11 Lennox Street, Hawthorn, 340 Cotham Road, Kew and 576 Riversdale Road, Camberwell.

18–20 Burton Avenue, Hawthorn is distinguished by its integrated planning of built form and landscaping, its strong three-dimensional composition when viewed as a pair and its very high level of intactness and integrity. It is further distinguished by its garden setting, original garage building, service court ~~with six rotary clothes lines~~ and original brick fence.

Overall, 18–20 Burton Avenue, Hawthorn is a highly intact surviving example of an interwar flat complex that demonstrates the intensification of the urban character of Hawthorn during the 1920s and 1930s. The pair of flat buildings are notable for the integration of landscape and built elements, as well as for their refined architectural detailing.

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).

18–20 Burton Avenue, Hawthorn is of local historical significance for the evidence it provides of major social and environmental change in Hawthorn in the 1930s. Such change was associated with substantial population expansion between 1911 and 1933 and improved transport services including local electric tram networks and electrification of the railway. These changes spurred an intensive boom in residential subdivision in Boroondara between 1910 and 1940 and a major increase in multi-unit flat developments in Hawthorn in the 1920s and 1930s, in particular in proximity to the major thoroughfares with tram lines of Glenferrie and Riversdale roads.

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

NA

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

NA

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

18–20 Burton Avenue, Hawthorn is of representative significance as a highly intact and well-designed pair of 1930s interwar flat buildings. Identical in layout and details, the stylistic expression of the buildings incorporates both interwar Georgian Revival influence, in the overall form, symmetrical

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façade (when viewed as a pair), hipped roof with boxed eaves and six over one sash windows, and Old English revival influence, in the use of rendered walls with feature flashes of tapestry brickwork intended to suggest decayed render. (Criterion D)

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

18–20 Burton Avenue, Hawthorn is of aesthetic significance for its integrated planning of built form and landscaping, its strong three-dimensional composition when viewed as a pair and refined use of brick detailing. The aesthetic significance of the place is enhanced by the retention of its setting which includes the original clinker brick fence with integrated letter boxes, early twin concrete strip drives, original brick freestanding garage building at the rear of property~~ and laundry court to the south of the garages with six early rotary clothes lines~~.

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

NA

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).

NA

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).

NA

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Statement of Significance

What is significant?

18–20 Burton Avenue, Hawthorn, built in 1934, is significant.

Elements that contribute to the significance of the place include:

- rendered brick walls on a face brick base and tapestry brick detailing
- raised letters in the render that spells out the block of flats name “Sherwood Court”
- terracotta tile hip roof with deep boxed eaves
- four extant face brick chimneys
- original pattern of fenestrations and door openings
- double-hung six over one timber sash windows
- original leadlight detail in door surrounds
- recessed entry porches to ground floor flats and cantilevered first floor balconies with square timber posts and mild steel balustrade
- original brick freestanding garage building at rear of property which retains its early timber panelled and glazed garage doors
- Original clinker brick fence with integrated letter boxes
- Early garden setting which includes early twin strip drives separated by a grassed median strip and laundry court to the south of the garages ~~with six early rotary clothes lines~~.

How is it significant?

18–20 Burton Avenue, Hawthorn, is of local historical, representative and aesthetic significance to the City of Boroondara.

Why is it significant?

18–20 Burton Avenue, Hawthorn is of local historical significance for the evidence it provides of major social and environmental change in Hawthorn in the 1930s. Such change was associated with substantial population expansion between 1911 and 1933 and improved transport services including local electric tram networks and electrification of the railway. These changes spurred an intensive boom in residential subdivision in Boroondara between 1910 and 1940 and a major increase in multi-unit flat developments in Hawthorn in the 1920s and 1930s, in particular in proximity to the major thoroughfares with tram lines of Glenferrie and Riversdale roads. (Criterion A)

18–20 Burton Avenue, Hawthorn is of representative significance as a highly intact and well-designed pair of 1930s interwar flat buildings. Identical in layout and details, the stylistic expression of the buildings incorporates both interwar Georgian Revival influence, in the overall form, symmetrical façade (when viewed as a pair), hipped roof with boxed eaves and six over one sash windows, and Old English revival influence, in the use of rendered walls with feature flashes of tapestry brickwork intended to suggest decayed render. (Criterion D)

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18–20 Burton Avenue, Hawthorn is of aesthetic significance for its integrated planning of built form and landscaping, its strong three-dimensional composition when viewed as a pair and refined use of brick detailing. The aesthetic significance of the place is enhanced by the retention of its setting which includes the original clinker brick fence with integrated letter boxes, early twin concrete strip drives, original brick freestanding garage building at the rear of property and laundry court to the south of the garages ~~with six early rotary clothes lines~~. (Criterion E)

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

Identified by:

GML Heritage, 2022.

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41 and 43 Wattle Road, Hawthorn

Prepared by: GML Heritage

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

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

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

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

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

Historical context

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

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

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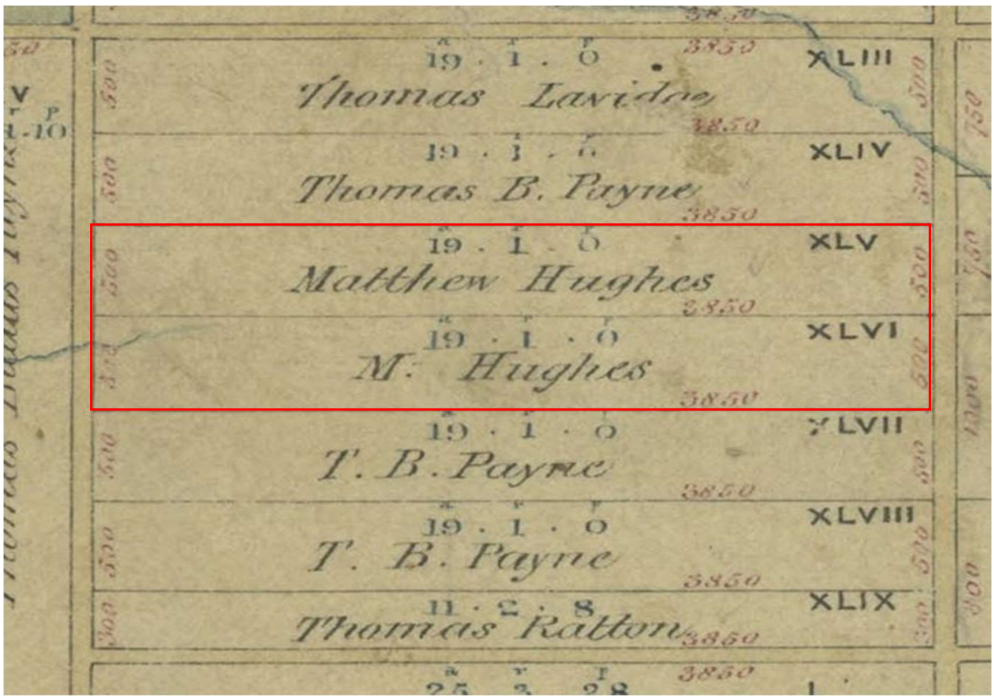

Figure 5 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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

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

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

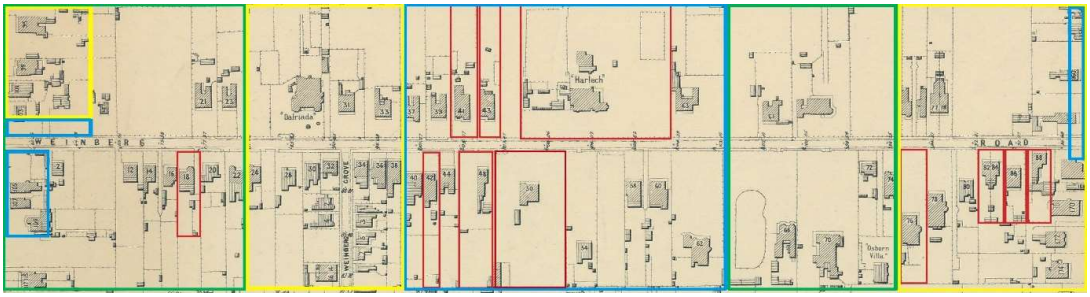

Figure 6 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are marked in red. (Source: State Library Victoria; McWilliam 1997 with GML overlay)

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

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

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

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

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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.

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Place History

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

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

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

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

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

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

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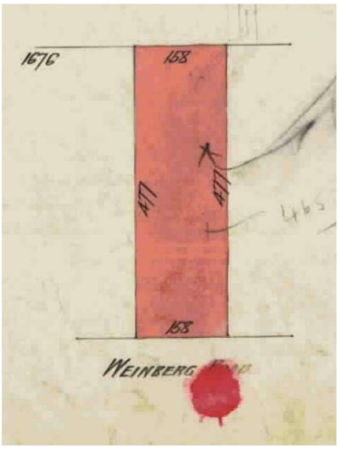

Figure 7 Detail of land transferred to Christiane Volkmann in 1883. (Source: CT V1497 F226)

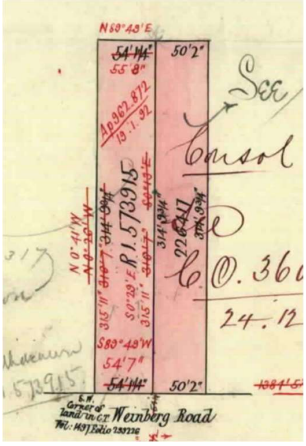

Figure 8 Detail of subdivision showing allotment sold to Robert Wallen on right hand side in 1888 (Source: CT V1497 F226)

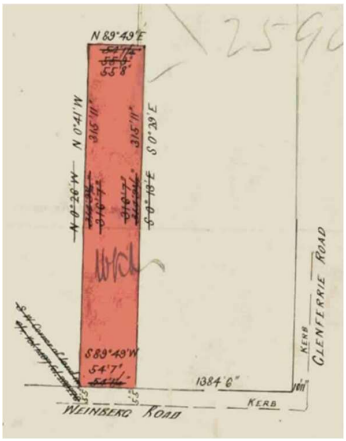

Figure 9 Detail of land retained in the ownership of Christiane Holst (formerly Volkmann) in 1890. (Source: CT V2261 F130)

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

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

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

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

Attachment 3

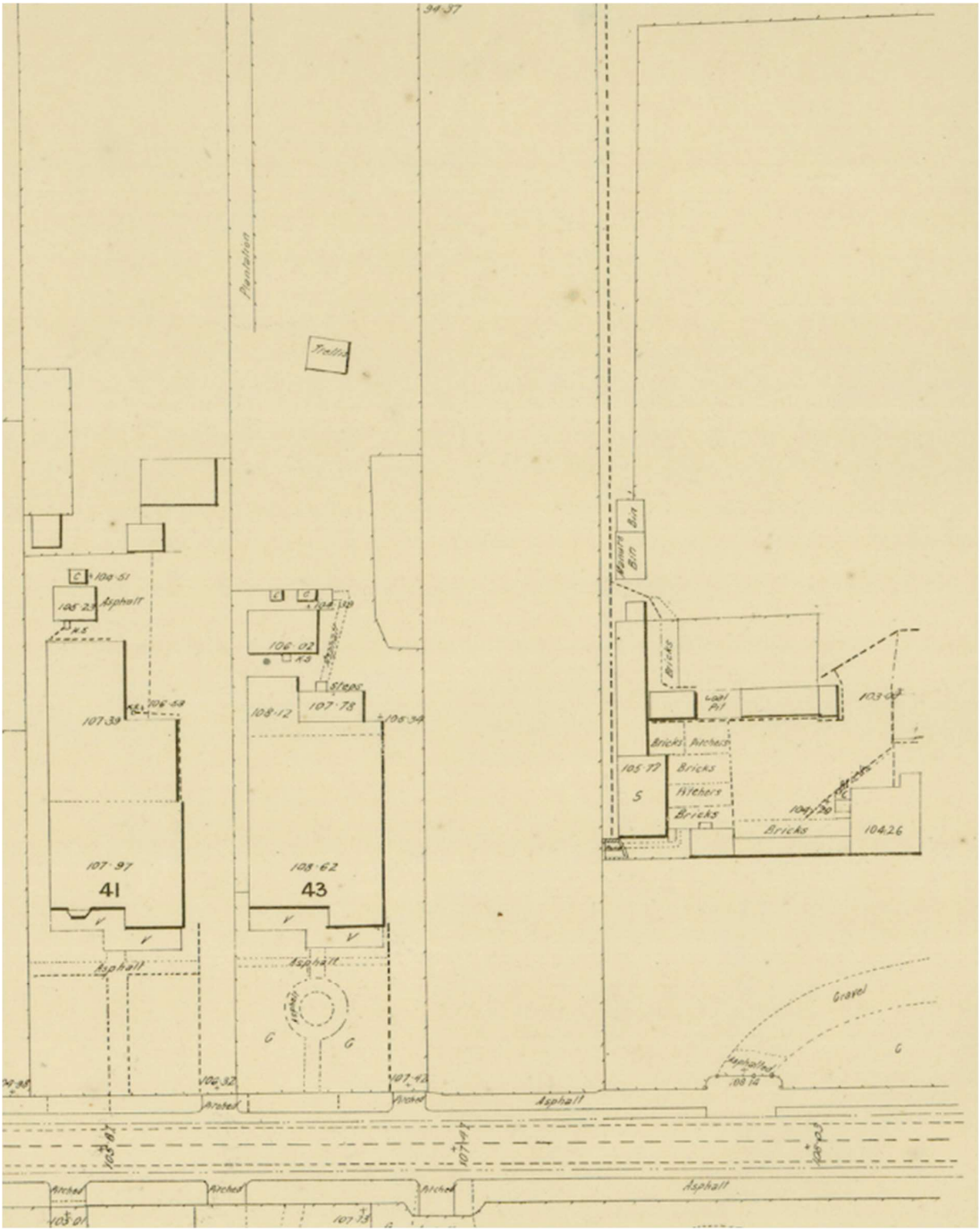

Figure 10 The properties at 41 and 43 Wattle Road, as shown in MMBW Detail Plan No 1485, City of Hawthorn, 1902. The edge of the 'Harlech' estate owned by Robert Elias Wallen can be seen on the right-hand side of the plan. (Source: State Library Victoria)

Attachment 3

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

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

Description and integrity

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

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

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

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

Key features of the buildings and landscape include:

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

Alterations and additions include:

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

Integrity

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

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

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

Comparative Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

'Ennis Mount', 5 Rosslyn Street, Hawthorn, is architecturally significant for its substantially intact single storey villa house form from the 1880s. Originally facing Auburn Road, the building's principal elevation cannot be seen with the side elevation presenting as a standard villa form with canted bay and hipped slate roof.

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

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

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

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

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

Discussion

In comparison to the above examples, 41 and 43 Wattle Road compare well as intact representative examples of Italianate houses built in the late Victorian period. As with the other examples, the single storey double-fronted, asymmetrical houses exhibit key features associated with this building type, including the slate hipped roof, moulded eaves brackets, cast iron verandah, tripartite sash windows, canted bay windows and rendered brick chimneys with Italianate caps. While the replacement of the verandah at No 43 somewhat diminishes its integrity, there are other examples on the Heritage Overlay where verandahs or verandah elements have been removed or replaced. We note that since being listed on the Heritage Overlay, 5 Rosslyn Street and 65 Lisson Grove have had significant alteration and additions made. 5 Rosslyn Street has been extended towards the street and 65 Lisson Grove has lost what appears to have been an original or early paint finish. The property has also had a substantial second storey added at the rear.

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

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

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning, August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

41 and 43 Wattle Road, Hawthorn are of historical significance for the evidence they provide of an early and distinctive phase in the history of suburban development in Hawthorn. Early settlement in this part of Hawthorn along Wattle Road (established in the 1850s and then known as Weinberg Road), was associated with German immigrants who settled and farmed the land there between the 1850s and the early 1880s, establishing small vineyards and market gardens. In 1851, Christian Finger acquired one-third of a 40-acre land parcel purchased by Edward Kobelke and planted his first vineyard in 1853. The Finger family built several houses along Wattle Road from the late 1860s, including no 41 (1892) and no 43 (1884). The houses illustrate the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn. The houses are the only remaining examples built and owned by the Finger family.

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

N/A

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

N/A

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

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

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

N/A

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

N/A

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

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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

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Statement of Significance

What Is Significant?

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

Elements that contribute to the significance of the place include:

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

How Is It Significant?

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

Why Is It Significant?

41 and 43 Wattle Road, Hawthorn are of historical significance for the evidence they provide of an early and distinctive phase in the history of suburban development in Hawthorn. Early settlement in this part of Hawthorn along Wattle Road (established in the 1850s and then known as Weinberg Road), was associated with German immigrants who settled and farmed the land there between the 1850s and the early 1880s, establishing small vineyards and market gardens. In 1851, Christian Finger acquired one-third of a 40-acre land parcel purchased by Edward Kobelke and planted his first vineyard in 1853. The Finger family built several houses along Wattle Road from the late 1860s, including no 41 (1892) and no 43 (1884). The houses illustrate the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn. The houses are the only remaining examples built and owned by the Finger family. (Criterion A).

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

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

Identified by:

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

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48 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 48 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:** 1875

Figure 1 48 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).

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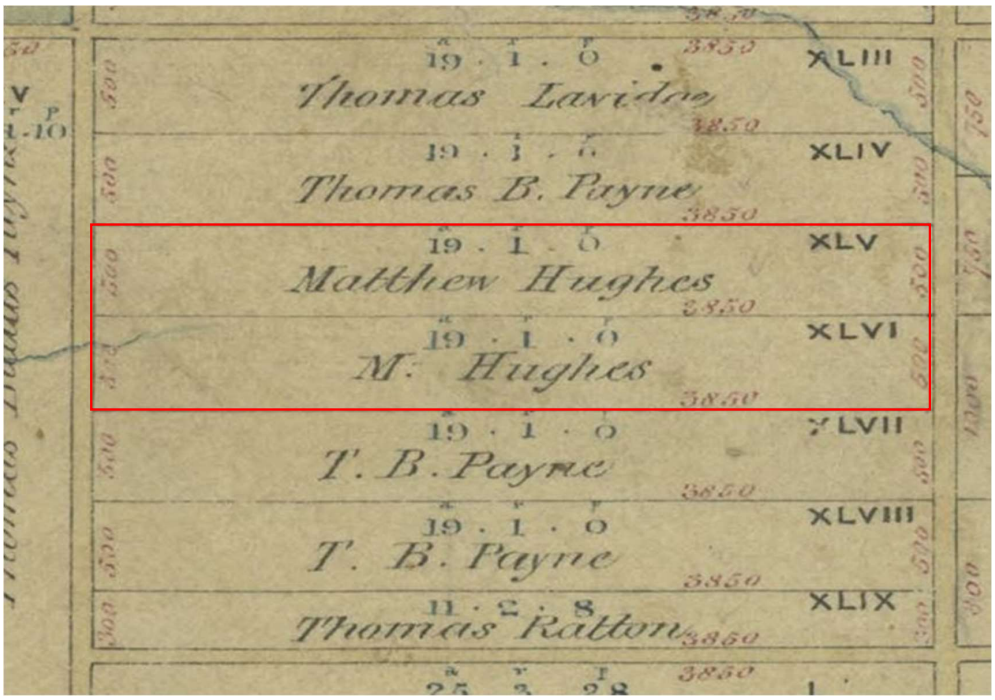

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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(*Argus*, 29 November 1884:4). In 1851 Hughes sold allotments 45 and 46 to Edward Kobelke, who then sold one-third of the land to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30). The German settlers also purchased land in areas surrounding Wattle Road. Christian Finger purchased part of Crown allotment 64 at the corner of Glenferrie Road and Oxley Road in 1852. The same year, his son Henry Finger purchased part of Crown allotment 67, situated south of Liddiard Street (McWilliam 1997:21). Finger's property was divided by a lane (today's Wattle Road). He planted a vineyard on the site of present-day 41 Wattle Road. The natural attributes of the location made it amenable for vineyards. The land was on a gentle slope, and it was close to the Yarra River, which provided a ready water supply.

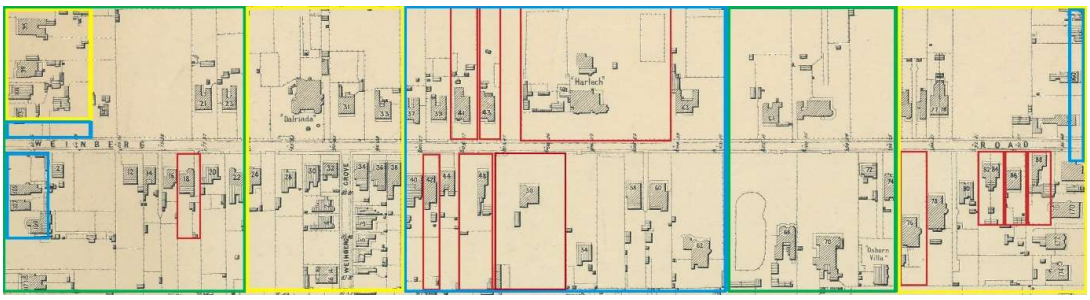

Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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

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

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

The 1860s was a decade of transformation and prosperity for Hawthorn. Suburban development was spurred by the election of Hawthorn's first municipal council in 1860, making it the geographic centre of the city, alongside the opening of the railway to Hawthorn in 1861 (Context 2012:10). The coming of the railway led to an influx of middle-class residents who were able to commute between

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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

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Victorian houses and the construction of multi-unit developments and, more recently, substantial blocks of apartments.

Place History

48 Wattle Road, Hawthorn, is a double-storey dwelling built in c1875, on the south side of Wattle Road, between Wattle Grove and Carson Court.

Crown 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).

The land on which 48 Wattle Road, Hawthorn stands was part of Christian Finger's fifth land parcel (McWilliam 2004: 95). In the 1870s, a pattern of ad hoc subdivision of the early German land holdings occurred along Weinberg Road

A house at 48 Wattle Road first appears in the rate books in 1875, owned by Frederick Secretan (RB 1875). It is possible that James Gall was the architect, as Gall invited 'tenders for building 2 storey residence, Weinberg Rd, Hawthorn' in 1874, but this remains unconfirmed (*Argus,* August 1874:3). Number 48 was rented out for the majority of Secretan's ownership, including to a Reverend James Gibson during the 1890s (RB 1891–1896). Secretan died in 1896.

The Melbourne and Metropolitan Board of Works survey of 1902 shows the footprint of a double-storey dwelling with a front verandah situated on a fenced block at 48 Weinberg Road (MMBW detail plan No. 1483). In 1902 the house is shown offset on the east side of the allotment with a gravel path in the front garden and a large expanse of grass to the west of the dwelling. A large orchard occupies the rear of the property. By 1902 this land use was not common in the Wattle Road area, although there were still large areas of land not built on and a small number of paddocks, fowl yards and one other orchard (at 16 Wattle Road) (MMBW No. 1483).

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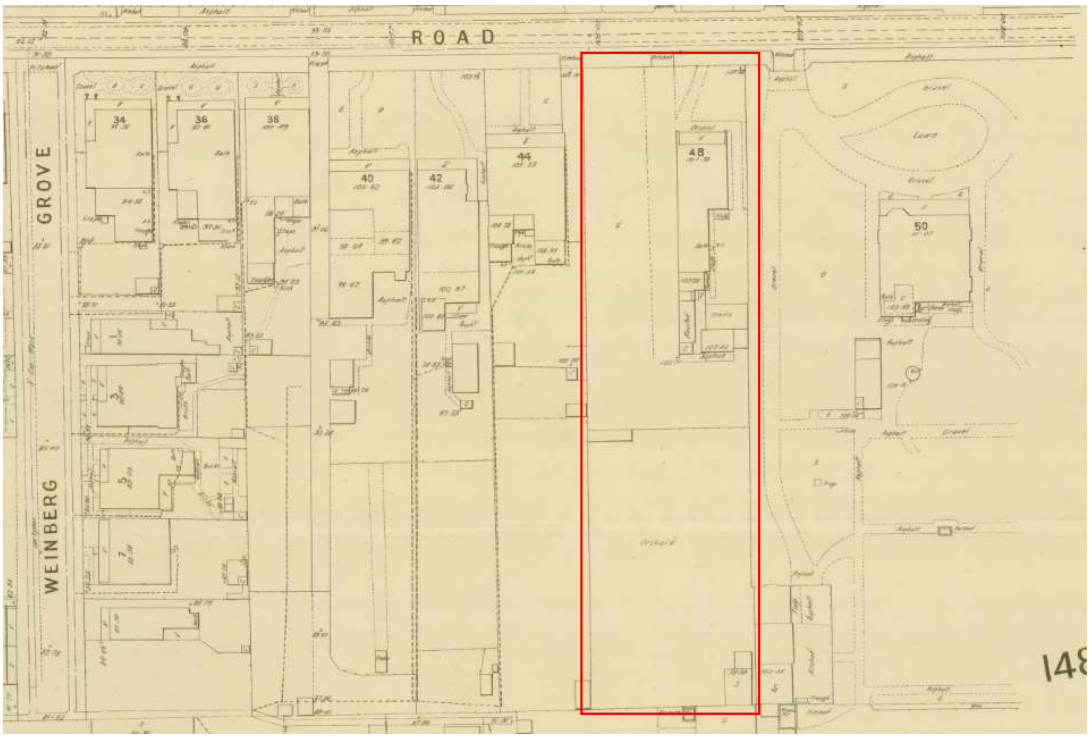

Figure 4 Detail from Melbourne and Metropolitan Board of Works detail plan No. 1483, Municipality of Hawthorn, 1902. 48 Wattle Road is outlined in red. (Source: State Library Victoria with GML overlay)

Figure 5 Aerial image of 48 Wattle Road 1945 outlined in blue. (Source: LANDATA with GML overlay)

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The property changed hands numerous times in the twentieth century. The land was subdivided in 1988, and a portion comprising a strip 12 metres wide along one side and a large portion of the rear yard was sold off. A contemporary house with pool and tennis court has been built on the subdivided land (46 Wattle Road).

The property was last sold in 1991 (CT 9759 678).

Description

48 Wattle Road, Hawthorn, is a single-fronted, double-storey, rendered brick dwelling built in 1875 for Frederick Secretan. Located on the south side of Wattle Road, between Wattle Grove and Carson Street, the house is well set back from the street. The form and planting of the front garden are of more recent origin.

Constructed in brick and rendered, with a hipped slate roof, the two-storey house has an unusual form being designed as a free-standing terrace which originally sat in a much larger garden including an orchard occupying the rear of the property.

The house is finely detailed and features key characteristics associated with the Victorian-era Italianate style. These include:

- rendered brick walls
- hipped, slate roof which comprises a front section that is almost pyramidal and a rear, lower wing
- timber eaves brackets (alternating single and paired)
- double-storey cast iron and timber verandah set between wing walls with tall timber posts to the ground floor and corner brackets only, and shorter upper level posts with frieze, brackets and balustrade.
- panel front door set in a decorative glazed door surround with round arched head and moulded architrave
- double-hung timber sash widows with moulded architraves
- substantial, centrally located chimney with Italianate cap.

Visible changes from the public domain include:

- addition of a flat roofed carport attached to the eastern wall of the house.
- addition of a round arched window along the ground floor of the west elevation.
- Replacing of tiles to front verandah.

Integrity

48 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, rendered brick walls and window and door openings and joinery. Original details include bluestone foundations, slate hipped roof, cast iron and timber verandah set between party walls, eaves brackets, panel front door and decorative surround, moulded architraves to window and door openings, and chimney with Italianate cap.

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The integrity of the place is slightly diminished by the addition of a carport along its east elevation, new window along its west elevation, retiling of the front verandah and reduction of its original garden setting at the side and rear of the dwelling, including the orchard, as a result of subdivision. The relatively deep front garden setback has been retained, although the layout illustrated on the 1902 MMBW plan has been replaced. 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.

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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.

Free-standing two-storey residences designed to appear as a terrace house are unusual in Hawthorn and Boroondara more broadly, where the detached villa was the more typical form. No examples of individually significant freestanding terrace houses are included in Boroondara's Heritage Overlay.

48 Wattle Road is also somewhat comparable to other two-storey semi-detached residences (terrace pairs) in the Heritage Overlay in Hawthorn. Both of the following examples were constructed just over a decade later than 48 Wattle Road, during the land boom in 1880s Melbourne.

Figure 6 'Glendale' and 'Clevedon House', 106 and 108 Riversdale Road, Hawthorn (HO474), built in 1887. (Source: VHD/Lovell Chen 2006)

'Glendale' and 'Clevedon House', at 106 and 108 Riversdale Road, Hawthorn, are of local historical and architectural significance as a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large, detached residence) is unusual in Boroondara, the houses otherwise adopt generally typical Victorian Italianate forms and detailing.

The group of late 1880s terraces at 238–244 Barkers Road, Hawthorn, is of historical and architectural significance at a local level. The group is a striking quartet on a prominent street, and comparatively rare as a building type in this part of Hawthorn. The group shares a lively parapet treatment, with the lightness and floral detailing of the parapets well matched to the solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is also generally consistent across all four, which is unusual.

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Figure 7 238–244 Bakers Road, Hawthorn (HO437), built in 1889. (Source: VHD/Lovell Chen 2006)

Other places in the Heritage Overlay that demonstrate some comparable aspects to 48 Wattle Road are the following late Victorian-era freestanding two-storey houses. They share a similar single fronted form of a freestanding terrace.

Figure 8 'Surrey', 73 Wattle Road, Hawthorn (HO479) built in 1898. (Source: VHD/Lovell Chen 2006)	'Surrey', 73 Wattle Road, Hawthorn, is of local historical and architectural significance. A good and relatively externally intact example of a late Victorian two-storey villa, it displays many of the hallmarks of the type including bold tuckpointed Hawthorn brickwork, bracketed slate roof and cast iron detail to the verandah. As with its neighbour at 75 Wattle Road, 'Surrey' is distinguished by its slender two-storey single-fronted form built to the boundaries, which is an atypical form for the area and gives both residences a prominence in the streetscape.
Figure 9 'Loyola', 75 Wattle Road, Hawthorn (HO479) built in 1898. (Source: VHD/Lovell Chen 2006)	'Loyola', 75 Wattle Road, Hawthorn, is of local historical and architectural significance as a good and broadly externally intact example of a late Victorian villa. It displays many of the hallmarks of the style including bold tuckpointed Hawthorn brickwork, bracketed slate roof and canted bay. While compromised to a degree by the loss of its original return verandah, the house appears to be otherwise generally intact and is an interesting example of the single-fronted two-storey villa form. As with its neighbour at 73 Wattle Road, 'Loyola' is distinguished by its slender, two-storey, single-fronted form built to the boundaries, an atypical form for the area.

Two more closely comparable examples of free-standing two-storey terrace houses in Hawthorn are nearby at 48 Wattle Road, at 151 and 153 Power Street. They were both constructed in 1893 on land owned by Annie Coupar which had been purchased by John Coupar in 1886 (CT: V1844 F694). Neither property is included in the Heritage Overlay.

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Figure 10 151 Power Street, Hawthorn, built in 1893. (Source: realeastate.com.au)

151 Power Street, Hawthorn, is a substantial and relatively externally intact example of freestanding two-storey Victorian era terrace. The house displays characteristics generally typical of Victorian Italianate forms and detailing, including rendered brick walls, hipped slate roof behind a parapet, double-storey cast iron verandah set between wing walls, double-hung timber sash windows and a rendered brick chimney with Italianate cap. It forms a matching pair with 153 Power Street, which was built for the same owner in the same year.

Figure 11 153 Power Street, Hawthorn, built in 1893. (Source: realestate.com.au)

153 Power Street, Hawthorn, is a substantial and relatively externally intact example of freestanding two-storey Victorian era terrace built in 1893. The house displays characteristics generally typical of Victorian Italianate forms and detailing, including rendered brick walls, hipped slate roof behind a parapet, double-storey cast iron verandah set between wing walls, double-hung timber sash windows and a rendered brick chimney with Italianate cap. It is a matching pair with 151 Power Street which was built for the same owner in the same year.

Discussion

As a two-storey freestanding house with a terrace form, 48 Wattle Road is unusual in Hawthorn and Boroondara. It is most comparable to 151 and 153 Power Street, Hawthorn, which are not included in the Heritage Overlay. All three houses display characteristics generally typical of Victorian Italianate forms and detailing, including rendered brick walls, hipped slate roof, double-storey cast iron verandah set between wing walls, double-hung timber sash windows and a rendered brick chimney with Italianate cap. 48 Wattle Road is distinguished by its high level of intactness and integrity and its more refined application of classical motifs representative of the Italianate style.

A purer and more comparable expression of the Italianate style can be seen in the terrace pairs at 106 and 108 Riversdale Road, Hawthorn (HO474), built in 1887, and 238–244 Barkers Road,

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Hawthorn (HO437) built in 1889. Unlike 48 Wattle Road, which was built on what was originally a large allotment, these houses were designed to fit within a compact allotment.

The relatively early construction date, 1875, sets 48 Wattle Road apart from these examples. The terrace pairs at 106 and 108 Riversdale Road and 238–244 Barkers Road were built more than a decade later than 48 Wattle Road, during Melbourne's 1880s land boom. 151 and 153 Power Street were built in 1893, at the beginning of the economic depression of the 1890s.

48 Wattle Road also compares to 73 and 75 Wattle Road, Hawthorn (HO479) for their slender, two-storey, single-fronted form, which is atypical for the area. All three houses are representative examples of the application of the Italianate style, but the comparison is limited in that 73 and 75)Wattle Road were built much later (1898) and differ stylistically. Built in the late Victorian era, they bear transitional influences of the Federation style, such as their use of facebrick work and red brick corbelled chimneys.

Overall, 48 Wattle Road, Hawthorn is a particularly fine and highly intact example of a Victorian-era, single-fronted, two-storey house expressed in the Italianate architectural style. Constructed in 1875, it is a relatively early example of a two-storey freestanding house in the terrace form, which is unusual in Hawthorn and in Boroondara and not represented in the Heritage Overlay. The house otherwise exhibits refined yet typical Victorian Italianate forms and detailing, which includes its bluestone foundations, hipped slate roof, cast iron and timber verandah set between party walls, eaves brackets, panel front door and decorative surround, moulded architraves to window and door openings, extant chimney with Italianate cap. Architecturally, 48 Wattle Road compares well with other examples of Victorian and late Victorian single-fronted, two-storey housing 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).

48 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. The land on which 48 Wattle Road stands was part of Christian Finger's fifth land parcel, which he acquired in 1853. The house at 48 Wattle Road was built in 1875 for Frederick Secretan and is important as early evidence of the gradual subdivision and transfer of land from the 1870s by 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

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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).

48 Wattle Road is significant as a relatively early and highly intact example of a two-storey freestanding house in the terrace form, which are unusual in Hawthorn and in Boroondara. Built in 1875, the house adopts typical although refined Victorian Italianate forms and detailing. These include its bluestone foundations, slate hipped roof, cast iron and timber verandah set between party walls, eaves brackets, panel front door and decorative surround, moulded architraves to window and door openings, and extant chimney with Italianate cap. (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.

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Statement of Significance

What is significant?

48 Wattle Road, Hawthorn, built in 1875, is significant.

Elements that contribute to the significance of the place include:

- rendered brick walls
- hipped slate roof which comprises an almost pyramidal front section and a lower rear wing;
- timber eaves brackets (alternating single and paired)
- double-storey cast iron and timber verandah set between wing walls, with tall timber posts to the ground floor with corner brackets only and shorter upper level posts with frieze, brackets and balustrade
- panel front door set in a decorative glazed door surround with arched head and moulded architrave
- double-hung timber sash widows with moulded architraves
- substantial centrally located chimney with Italianate cap
- front garden setting.

How is it significant?

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

Why is it significant?

48 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. The land on which 48 Wattle Road stands was part of Christian Finger's fifth land parcel, which he acquired in 1853. The house at 48 Wattle Road was built in 1875 for Frederick Secretan and is important as early evidence of the gradual subdivision and transfer of land from the 1870s by the early German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

48 Wattle Road is significant as a relatively early and highly intact example of a two-storey freestanding house in the terrace form, which are unusual in Hawthorn and in Boroondara. Built in 1875, the house adopts typical although refined Victorian Italianate forms and detailing. These include its bluestone foundations, slate hipped roof, cast iron and timber verandah set between party walls, eaves brackets, panel front door and decorative surround, moulded architraves to window and door openings, and extant chimney with Italianate cap. (Criterion D)

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Grading and Recommendations

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

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

Identified by:

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

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50 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 50 Wattle Road, Hawthorn

Name: 'Beulah'	**Survey Date:** December 2021
Place Type: Residential	**Architect:** J.F. Matthews
Grading: Significant	**Builder:** Reid and Garde
Extent of Overlay: To title boundaries	**Construction Date:** 1876, modification c.1930s

Figure 1 50 Wattle Road, Hawthorn. (Source: GML Heritage 2022)

Historical Context

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

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

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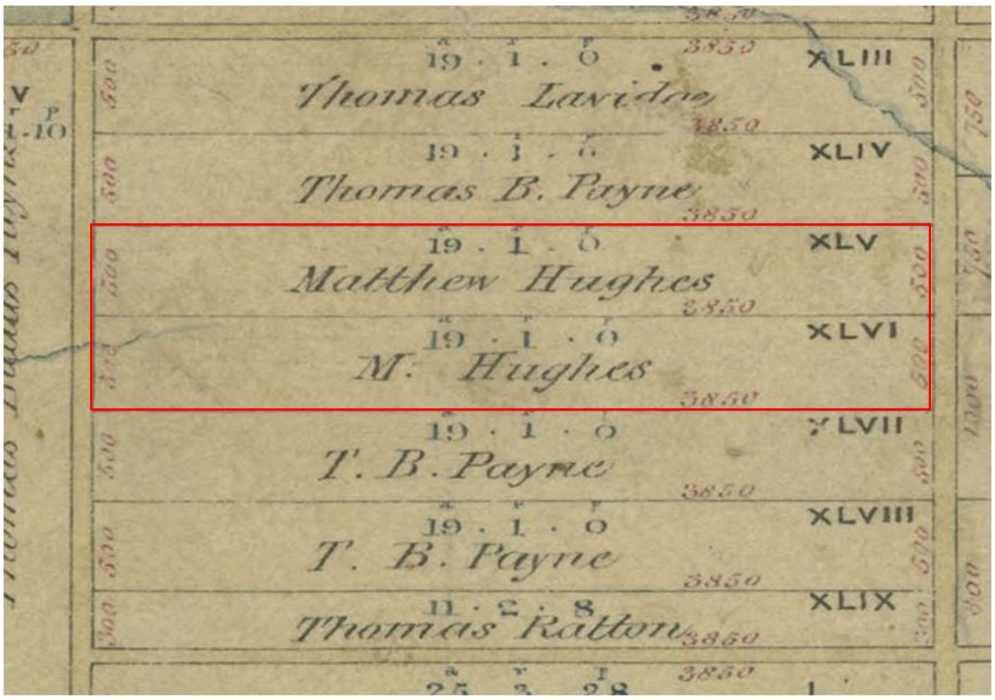

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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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.

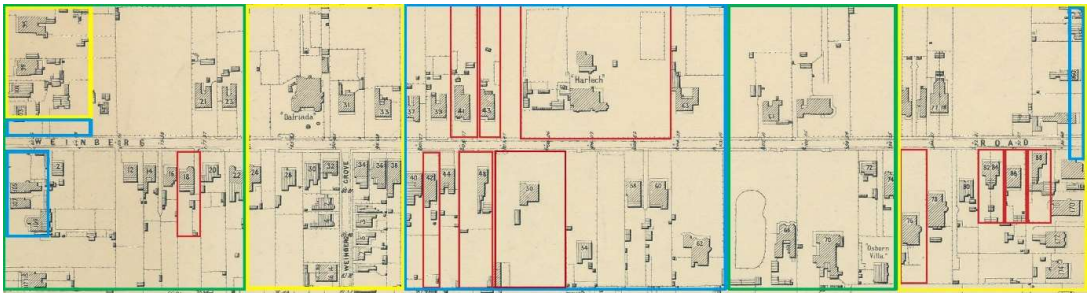

Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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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.

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Place History

The property at 50 Wattle Road, Hawthorn, is on the southwestern corner of Wattle Road 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 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).

Joseph Dodgshun, a warehouseman based in Little Flinders Street, Melbourne, purchased land on the southern side of Weinberg Road in September 1875 (CT V779 F761). The substantial allotment of over one acre was part of a larger parcel previously owned by Christian Finger (McWilliam 1997). In late 1875 Dodgshun commissioned a large, double-storey villa named 'Beulah' to be designed by architect J.F. Matthews, and the house was completed in 1876 (*The Argus*, 12 January 1876:7).

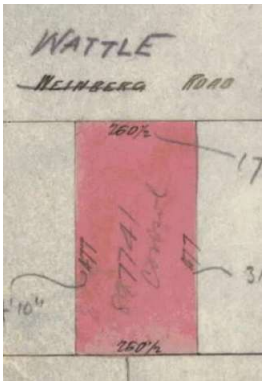

Figure 4 Detail of land purchase on Weinberg (later Wattle) Road by Joseph Dodgshun in 1875. (Source: CT V779 F761)

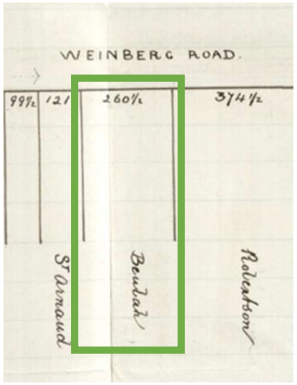

Figure 5 Detail from an 1882 map of part of Hawthorn, showing 'Beulah' and adjoining dwellings 'St Arnaud' and 'Robertson'. (Source: State Library Victoria with GML overlay)

Figure 6 The first owner of 'Beulah', Joseph Dodgshun, in 1909. (Source: *Punch*, 15 April 1909:27)

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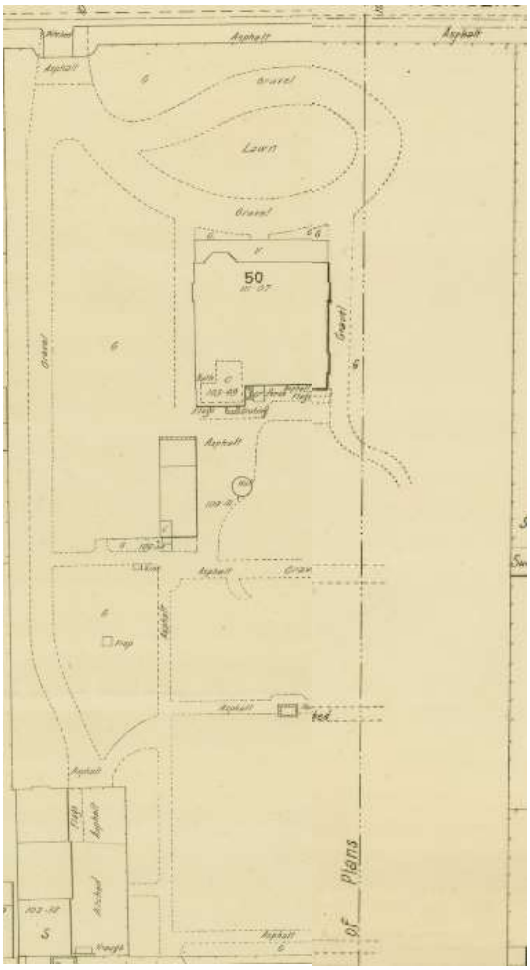

Figure 7 Detail from Melbourne and Metropolitan Board of Works detail plan No.1483 and 1484, City of Hawthorn, 1902. The map shows a teardrop-shaped lawn and looped gravel carriage drive in the front garden, a long, straight driveway to the rear outbuilding, and other elements at the rear, including a back porch with flagstones, and an outbuilding and a stable in southwest corner. (Source: State Library Victoria)

The property remained in the Dodgshun family until Joseph Carson, a grazier, purchased both 'Beulah' and an adjacent allotment facing Lisson Grove (which was also owned by the Dodgshuns) in August 1919 (CT V779 F761; Figure 8). Carson sold both allotments to Michael Galvin, a gentleman and hotel owner, in March 1923 (CT V4232 F333). The allotments were subdivided to make way for Carson Crescent, in which 13 lots became available for purchase; 'Beulah' was in Lot 2 on the west side of the crescent (Figure 10). 'Beulah' was purchased by Annie Morris in 1933, who lived there until 1939. From 1938 the property was listed in Sands and McDougal directories as flats. Because the upper-middle class (and to some extent the middle class) relied heavily on domestic servants, the increase in labour costs in the first decades of the 1900s meant that the lifestyle of the upper-middle class was difficult to maintain. A private apartment within an existing grand home, which was smaller and hence cheaper to maintain, was an attractive option for many. Several large homes were divided into self-contained flats from around World War I. The large scale of these homes made them amenable to being divided up into several smaller dwellings, the owner of the property often living in one and renting out the others.

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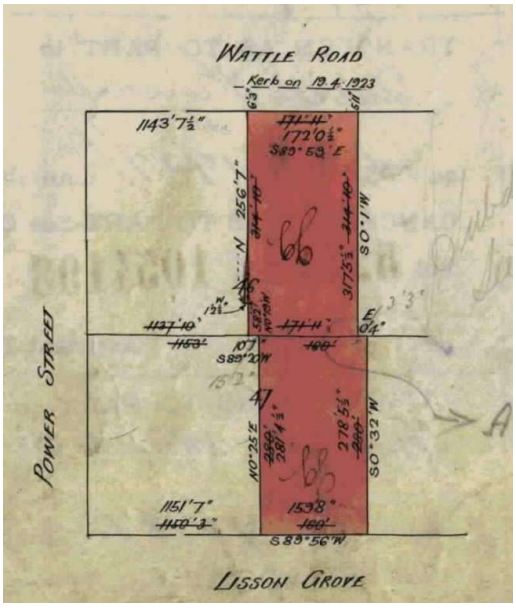

Figure 8 Purchase of land by Joseph Carson in August 1919, later sold to Michael Galvin in 1923. The lower portion fronting Lisson Grove was previously also owned by Charles and Joseph Dodgshun. (Source: CT V4232 F333; CT V1268 F446)

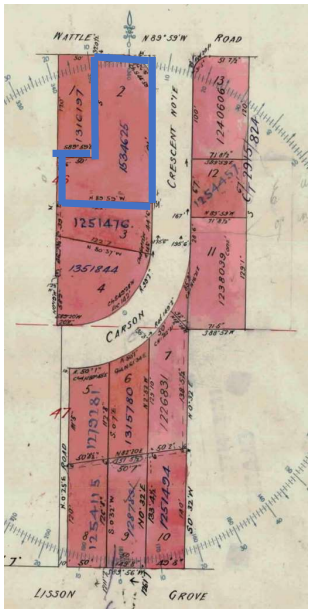

Figure 9 Subdivisions of Michael Galvin's land, sold between 1925 and 1927, showing the creation of Carson Crescent and L-Shaped Lot 2 where 'Beulah' was situated (in blue). (Source: CT V4232 F333 with GML overlay)

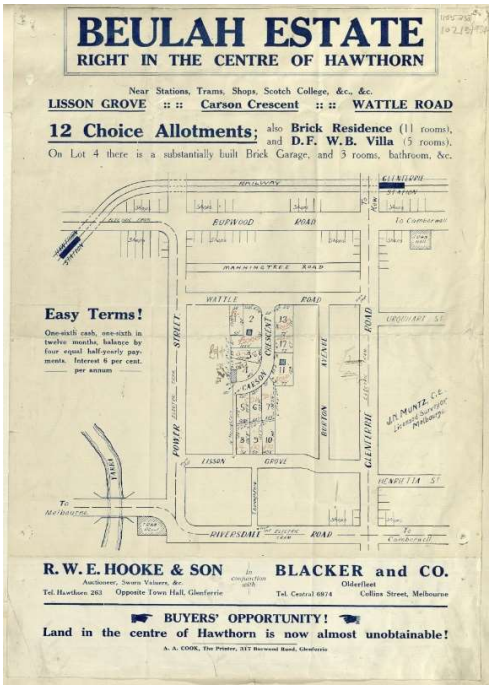

Figure 10 Advertisement for the 13 allotments in Beulah Estate (Carson Crescent), 1920s. 'Beulah' is marked on the plan in Lot 2. (Source: State Library Victoria)

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Based on the choice of architectural style, the principal façade of 'Beulah' appears to have been substantially modified during the ownership of the Morrises during the 1930s (CT V5865 F871). The original verandah across the front of the house shown on the 1902 MMBW plan had been removed and a new cement-rendered arcaded loggia with decorative metal balustrade added. Other elevations of the house are also cement-rendered, which is likely to have been completed during the same renovation, as was the change of roof material to terracotta tile. A timber pergola structure (since demolished) was constructed on the eastern elevation facing Carson Court in 1937, functioning as a fernery (BP 1937). All of these alterations (smooth-rendered walls, terracotta-tiled roof and simple versions of classical motifs such as arcades and loggias) are characteristic of the interwar Mediterranean style. The hipped roof, characteristic of both Victorian and interwar Mediterranean styles, was retained.

The house has been sold several times from the early 1950s. In the mid-1970s the property was described as having two additional cottages (*The Age,* 20 October 1975:14). 'Beulah' continued to exist as four flats until 1981 when it was sold as one residence of four bedrooms, a cellar and three-car garage on approximately 14,000 square feet (about 1300 square metres) of land, suggesting the two cottages had been demolished to make additional space (*The Age,* 8 August 1981:60). A tennis court was added to the property in the mid-1980s (Figure 11, Figure 12). The most recent sale of 'Beulah' was in 1986 (CT V5865 F871). The layout of the front garden has been replaced since its 1902 form with the looped carriage drive.

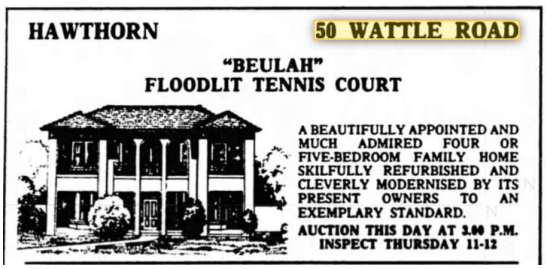

Figure 11 Sale advertisement from 1986. (Source: *The Age*, 24 April 1986:12)

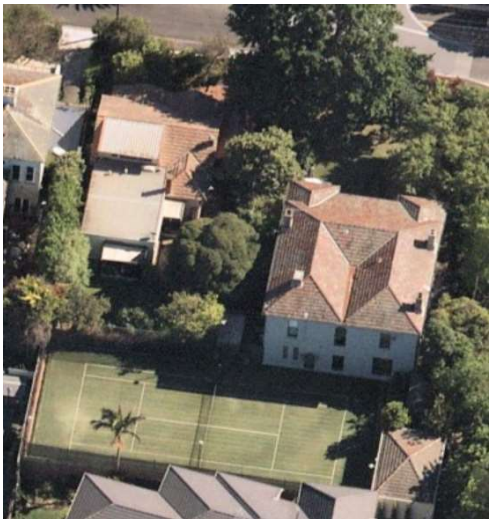

Figure 12 Aerial view of 50 Wattle Road, showing the tennis court added in the mid-1980s. (Source: Nearmap 2022)

Description and Integrity

50 Wattle Road, Hawthorn, is a double-storey Victorian-era brick villa built in 1876 with alterations made in the interwar years in the interwar Mediterranean style. Located on the southern side of Wattle Road on the western corner of Carson Crescent, the house has a generous setback from the street, creating a large front garden. The garden includes a mature oak (*Quercus* sp.). The house is situated on an L-shaped allotment with a tennis court.

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The architecture of 'Beulah' combines two main architectural styles; Victorian Italianate and interwar Mediterranean. Evidence of the Victorian Italianate architecture can be seen in the main hipped roof with an M-shaped profile, paired timber eaves brackets, four extant rendered chimneys, vertically proportioned double-hung timber sash windows and canted bay window under the verandah.

Alterations made in the interwar years include the conversion of the single dwelling into four flats, the removal of the original verandah (presumably cast iron), and its replacement with a double-storey masonry loggia with protruding hipped roofed bays at each end. At ground level, openings in the loggia are straight-edged with rounded corners, while the upper level's central bay has three round-arched openings. The proportions and detailing of the loggia are very refined, adding an elegance to the façade typical of the interwar Mediterranean style. The overall simplicity of its design is enhanced by the fine curvilinear design of the first-floor mild steel balustrade.

Changes were made to the house in 1981, including the conversion back to a single home, the removal of an external stair and double-storey lean-to across the southern elevation, and the insertion of two windows in the eastern and southern elevations which match the existing. The substantial brick fence was also added at this time. The tennis court was proposed at this time, although it appears to have been excluded from the scope of works. The exact time when the court was installed is not known.

Key features of the building and landscape include:

- front garden setting with generous setback off Wattle Road;
- symmetrical built form with terracotta-tiled hipped roof (1876; 1930s);
- double-hung sash windows (1876);
- canted bay window (1876);
- four extant chimneys (1876);
- arcaded loggia (1930s);
- rendered brick walls (1930s);
- large mature oak (*Quercus* sp.).

The brick fence and garage are not significant.

Integrity

50 Wattle Road, Hawthorn, derives its interest from cumulative building programs embodying two prevailing architectural styles. The building retains its original 1876 building and roof form, chimneys, and sash and canted bay windows. It also retains its distinctive and finely detailed 1930s double-storey arcaded loggia, which has been integrated into the main roof line of the house, and other elements characteristic of the interwar Mediterranean style.

The building remains substantially intact to its 1930s-era modifications and as such has relatively high integrity, with aspects of its Victorian-era construction also legible.

The integrity of the place is enhanced by the retention of a substantial front garden setting (although the early layout has been replaced) which includes a generous setback off Wattle Road and a large

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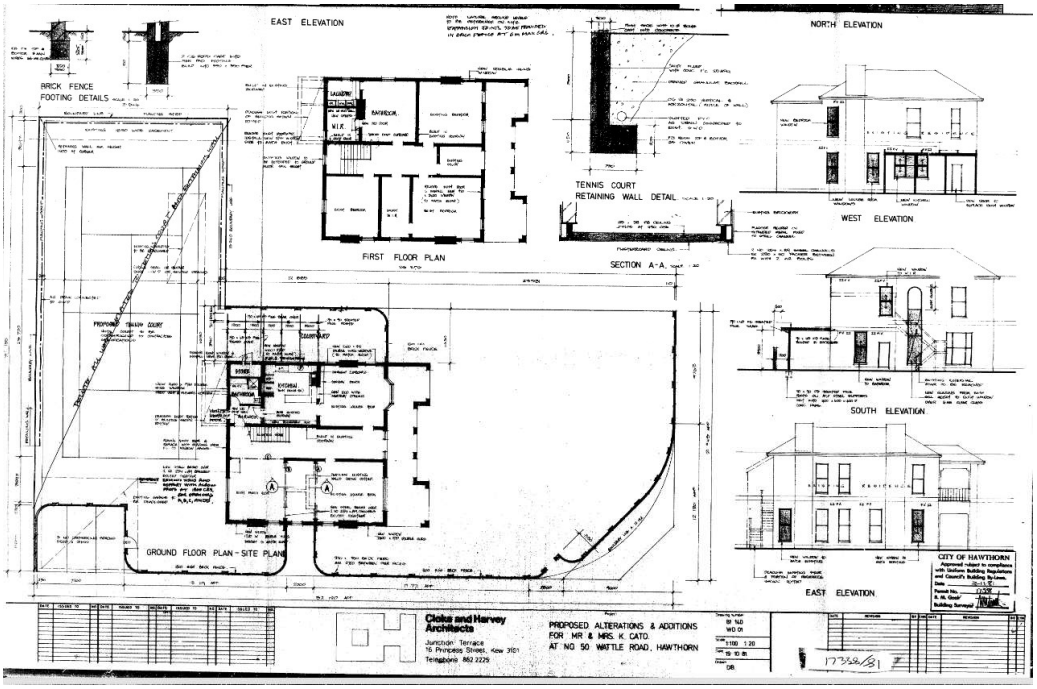
oak which presents with a large canopy in a 1945 aerial. The form of the tree has been compromised by pruning to clear power lines.



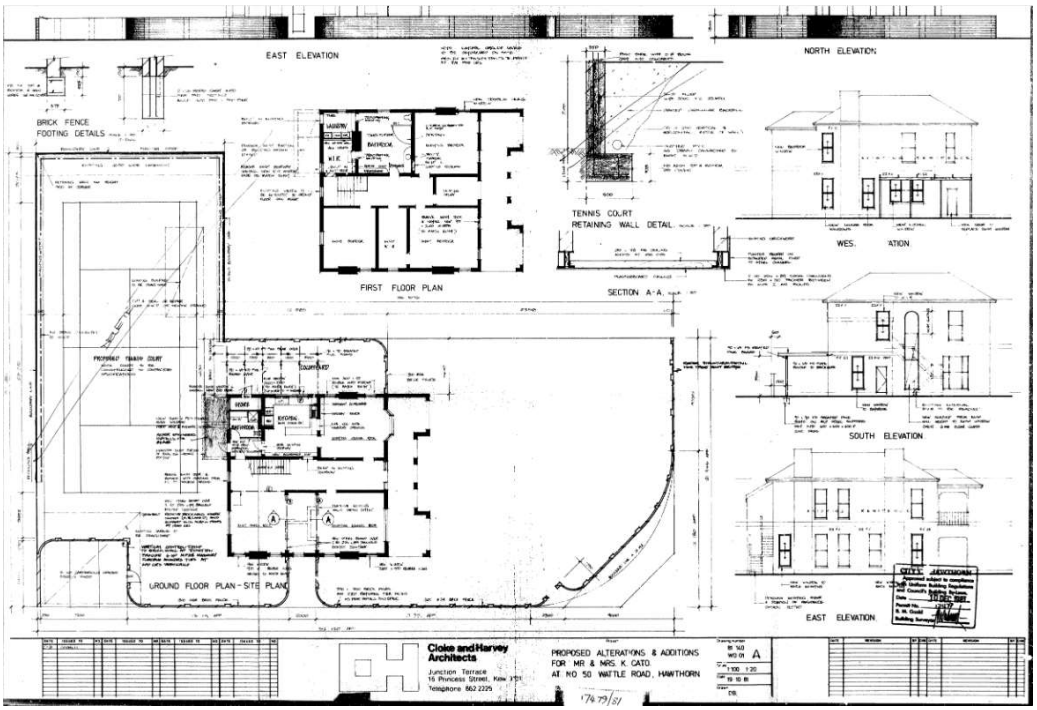


Figure 13 Architectural drawings for alterations made in 1981 when the property was returned to a single residence (Source: BP 1981)

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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 generally exhibit characteristics of the Italianate style.

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.

The Italianate style is well represented in the Heritage Overlay in Boroondara. Individually significant examples include detached villas (both symmetrical and asymmetrical in plan), terrace houses and mansions. Although it is most likely that Beulah originally exhibited typical detailing of the Italianate style, alterations made to the house in the interwar years has left it not readily comparable to Italianate houses include in Boroondara's Heritage Overlay.

While the original Victorian-era house at 50 Wattle Road, Hawthorn has been altered, the simple but elegant overlay of the then fashionable interwar Mediterranean style is substantially intact.

The interwar Mediterranean style is closely related to the Georgian Revival style, the former being a regionalised version of the latter. The style was introduced to Australia by Professor Leslie Wilkinson, who saw a similarity between temperate coastal regions of Australia and the Mediterranean. As in the case of the Georgian Revival style, architects favouring the Mediterranean style were academically trained and were commissioned by affluent clients. Typical exterior characteristics of the style include informal asymmetrical form with medium-pitched, terracotta-tiled hip or gabled roofs, wall surfaces usually rendered and often textured, simplified use of classical motifs, exposed rafter ends, round

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arches, arcaded loggias, pergolas, terraces, balconies with iron balustrades, and vertically proportioned double-hung sash windows with shutters.

Many Hawthorn mansions were converted into flats during the 1920s and 1930s, often including an 'upgrade' to their façades and embracing then current and more fashionable styles. A large proportion were later demolished or have been returned to their original form.

50 Wattle Road is most comparable to 'Struan' at 26 Lisson Grove (HO426). Bult in c.1886–87, 'Struan' was altered in 1937 by architect Edward Billson, resulting in the replacement of its original verandah with new verandah comprising a flat roof supported by rendered masonry columns and stylised capitals. Like 26 Lisson Grove, the 1930s modifications to the front of 50 Wattle Road illustrate the shift in the popular taste of the time, away from the Victorian decorative approach, to simpler, more austere forms.

Figure 14 'Struan', 26 Lisson Gove, Hawthorn (HO426), built in 1886–87 and altered in 1937 by architect Edward Billson. (Source: GML Heritage 2022)

While the original Victorian period mansion 'Struan' at 26 Lisson Grove, Hawthorn, is altered, the simple but elegant overlay of the then current fashion by Billson is substantially intact. Many Hawthorn mansions were converted into flats during the 1920s and 1930s. A large proportion were later demolished or have been returned to their original form. Few show so clearly the public's change in taste, away from the Victorian decorative approach, to a simpler, more austere form. The building is of significance for its illustration of changes in fashion in the 1930s in Melbourne and the restrained, elegant work of Billson.

50 Wattle Road is also somewhat comparable to 'Hirschell', 184 Power Street, Hawthorn (HO469). 'Hirschell' is significant as an early house in Hawthorn built in 1869 and also as an example of an early twentieth century makeover, resulting in a layered building form. Although stylistically different from 50 Wattle Road, being of an earlier build and alteration date, both houses demonstrate a pattern in the area, of reworking and updating early houses in the latest styles to create an appearance that was considered more fashionable.

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Figure 15 'Hirschell', 184 Power Street, Hawthorn (HO469), built in 1869 and altered in the 1910s. (Source: VHD/Lovell Chen 2006)

'Hirschell', 184 Power Street, Hawthorn, is of local historical and architectural significance. It is of historical significance as a long-standing property in the Hawthorn area and an example of an early twentieth century makeover of a substantial 1860s residence. Typical aspects of the early homesteads in Hawthorn include the bluestone base, use of hillside topography, and mixture of Italianate and High Victorian elements. The alterations are also consistent with a pattern in the area in the early years of the twentieth century, when many of the earlier houses were updated, resulting today in a building which successfully combines elements from both eras in a layered form.

Similar local examples of early houses updated in the early twentieth century include 'Darley', 2 Merrion Grove, Kew, built in 1869 and altered in the Edwardian era (HO321); 'Tasma', 7 Muir Street, Hawthorn, built in 1878–89 and altered in the 1910s (HO466); and 16 Kooyongkoot Road, built in 1884–85 altered in the 1910s (HO456).

Architecturally 'Beulah' is somewhat comparable to the small number of houses in the Boroondara Heritage Overlay built in the interwar Mediterranean style.

1 Bradford Avenue, Kew (HO277), built in 1927–28 is of aesthetic significance as an accomplished design which uses Mediterranean forms. It bears similarities to 50 Wattle Road, particularly for the refined and restrained detailing of its loggia. Similarities also exist with 'The Lodge', 22 Balwyn Road, Canterbury (HO264), and 1291 Burke Road, Kew (HO282). 'Beulah' is distinguished from 'The Lodge' by its finely detailed and proportioned double-storey loggia. 1291 Burke Road is not directly comparable to Beulah because, while it broadly adopts the interwar Mediterranean style, it also incorporates simplified English Baroque detailing.

Figure 16 1 Bradford Avenue (HO277), built in 1927–28. (Source: VHD/Lovell Chen 2005)

1 Bradford Avenue, Kew, is of local historical and architectural significance. Though a relatively late example, it is a fine and intact example of a two-storey Mediterranean Style suburban residence of the interwar period. Stylistically, the house is an accomplished exercise in the fusion of Mediterranean forms and usage of loggias and arcades with elements of Georgian Revival detailing. The synthesis was central to the thinking of Australian-trained architects in the interwar period, at least in high-culture circles.

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Figure 17 'The Lodge', 22 Balwyn Road, Canterbury (contributory in HO264), built in 1925. (Source: VHD/RBA Architects 2005)

'The Lodge' is one of several interwar period houses which represent the third major period of development in the Balwyn Road Residential Precinct. The Mediterranean style house, which is largely intact externally, is a good example of a style which is uncommon in Melbourne.

Figure 18 1291 Burke Road, Kew (HO282), built in 1930–31 (Source: VHD/Lovell Chen 2005)

1291 Burke Road, Kew, is a handsome and, externally, more-or-less intact example of a substantial two-storey interwar residence designed in a broadly Mediterranean mode. It is a skilful fusion of Mediterranean styles commonly applied in larger houses of the period 1925–39, which in this case incorporates elements of the later English Baroque. The design evokes the scale, detailing, and utopian qualities of Italian contado villas and reflects the strong general knowledge and interest in a wide range of architecture of the client/owner, E.A. Watts.

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).

50 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. Joseph Dodgshun, a warehouseman based in Little Flinders Street, Melbourne, purchased land on the southern side of Weinberg Road in September 1875. The substantial allotment of over one acre was part of a larger

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parcel previously owned by Christian Finger. 50 Wattle Road, including the surviving evidence of the 1876 Victorian-era house, illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn.

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

N/A

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

N/A

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

N/A

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

50 Wattle Road is of aesthetic significance for its sophisticated and refined application of the interwar Mediterranean style overlaid on a Victorian-era two-storey house. The house is a fine example of a reworked and updated house in the latest styles of the time to create a more fashionable appearing residence. The two-storey loggia is carefully resolved and skilfully integrated into the hipped roof line of the earlier house. Its proportions and detailing are very refined and add an elegance to the façade, which is enhanced by the delicate curvilinear design of the first-floor mild steel balustrade.

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

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Statement of Significance

What is significant?

50 Wattle Road, Hawthorn, built in 1867 and altered in the 1930s, is significant.

Elements that contribute to the significance of the place include:

- front garden setting with generous setback off Wattle Road;
- symmetrical built form with terracotta-tiled hipped roof (1876; 1930s);
- double-hung sash windows (1876);
- canted bay window (1876);
- four extant chimneys (1876);
- arcaded loggia (1930s);
- rendered brick walls (1930s).

The brick fence and garage are not significant.

How is it significant?

50 Wattle Road, Hawthorn, is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

50 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. Joseph Dodgshun, a warehouseman based in Little Flinders Street, Melbourne, purchased land on the southern side of Weinberg Road in September 1875. The substantial allotment of over one acre was part of a larger parcel previously owned by Christian Finger. 50 Wattle Road, including the surviving evidence of the 1876 Victorian-era house, illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

50 Wattle Road is of aesthetic significance for its sophisticated and refined application of the interwar Mediterranean style overlaid onto a Victorian era two storey house. The house is a fine example of a reworked and updated house in the latest styles of the time to create a residence with a more fashionable appearance. The two-storey loggia is carefully resolved and skilfully integrated into the hipped roof line of the earlier house. Its proportions and detailing are very refined and add an elegance to the façade, which is enhanced by the delicate curvilinear design of the first-floor mild steel balustrade. (Criterion E)

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Grading and Recommendations

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

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

Identified by:

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

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'Harlech'

Prepared by: GML Heritage

Address: 51–53 Wattle Road, Hawthorn

Name: Harlech	**Survey Date:** November 2021
Place Type: Residential	**Architect:** unknown
Grading: Significant	**Builder:** unknown
Extent of Overlay: To title boundaries	**Construction Date:** c.1863

Figure 1 51–53 Wattle Road, Hawthorn. (Source: GML Heritage 2022)

Historical Context

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

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

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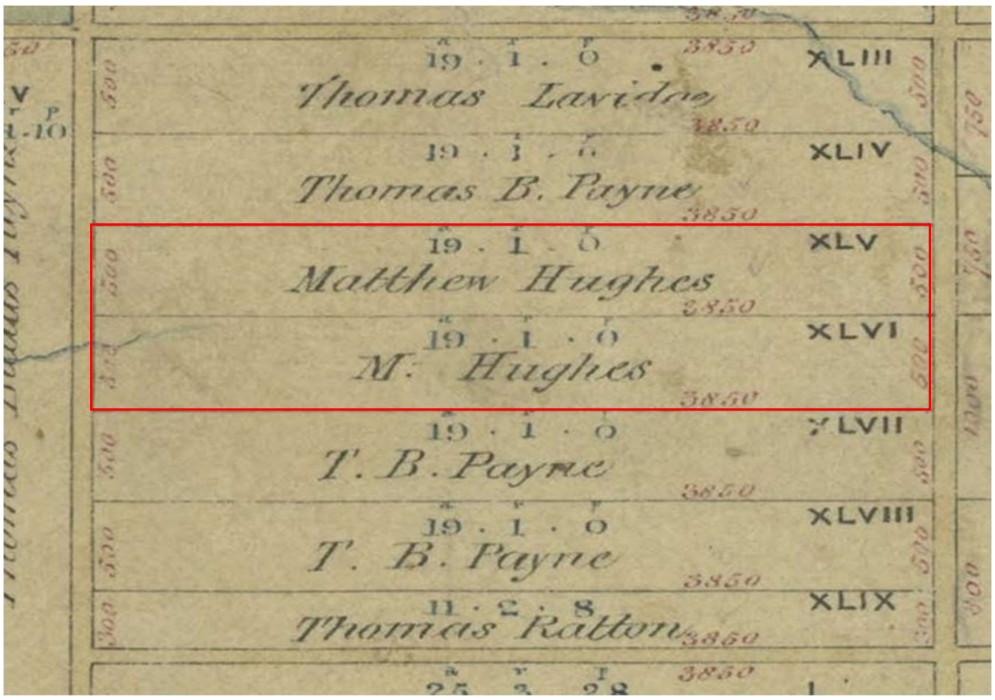

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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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.

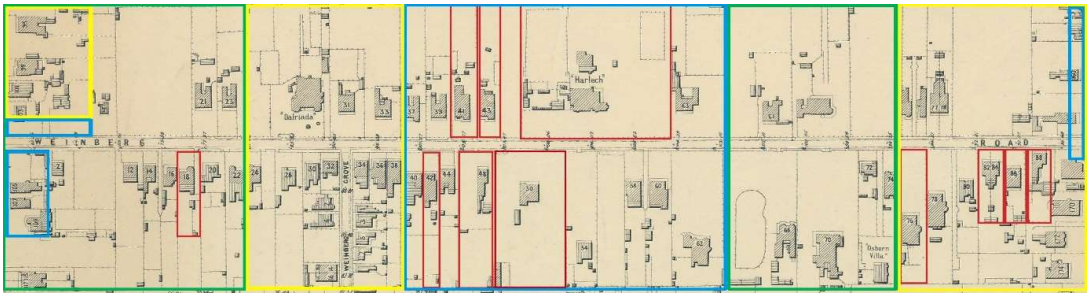

Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

In a 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).

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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.

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Place History

The property at 51–53 Wattle Road, Hawthorn, is situated on the north side of Wattle Road, between New Street and Finchley Court.

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

Known as 'Harlech', the house at 51–53 Wattle Road, Hawthorn, is built on land that was originally owned by Christian Finger (McWilliam 1997:210; see Figure 4~~Figure 4~~). By March 1863 James Brock and his wife were residing at 'Harlech', Weinberg Road, Hawthorn (*Argus*, 25 March 1863: 4). Brock first appears in the Sands and McDougall directories as living in Hawthorn in 1863 (S&McD 1863), although no record has been found of the house being built. In 1868 a seven-roomed house that incorporated a servants' room and kitchen and was set on two acres of land appears in the rate books, listing James Brock, an actuary of the Melbourne Savings Bank, as owner (RB 1868). Brock died at 'Harlech' on 1 September 1871 (*Argus*, 2 September 1871:4)

Between 1872 and 1893 the property, then numbered 49 Weinberg Road, was owned by stockbroker and journalist Robert Elias Wallen (CT V510 F934, CT V2055 F982, CT2362 F522). Between 1887 and 1890 Wallen extended the house to 13 rooms with the rateable value of the property increasing from £130 to £260. Wallen also extended his land holding by purchasing several lots facing Manningham Road that backed onto the Weinberg Road property (RB 1887–90).

During this time Wallen played a significant role in Boroondara's civic history, being a member of the Hawthorn Borough (later Municipal) Council between 1877 and 1883, and serving as mayor in 1878 and 1879.

Wallen was the first secretary and later chairman of the Melbourne Stock Exchange from 1865 to 1884. Keenly interested in art, he was president in of the Art Union of Victoria in 1882 and over the following ten years he served as president and vice-president. He was a trustee of the National Gallery, Museums, and Public Library of Victoria 1889–93 (Hall 1976).

On Wallen's death in 1893, 'Harlech' was valued at over £6000 (PROV 1893). After his death, members of the Wallen family continued to occupy 'Harlech' until 1897 (CT V2363 F522).

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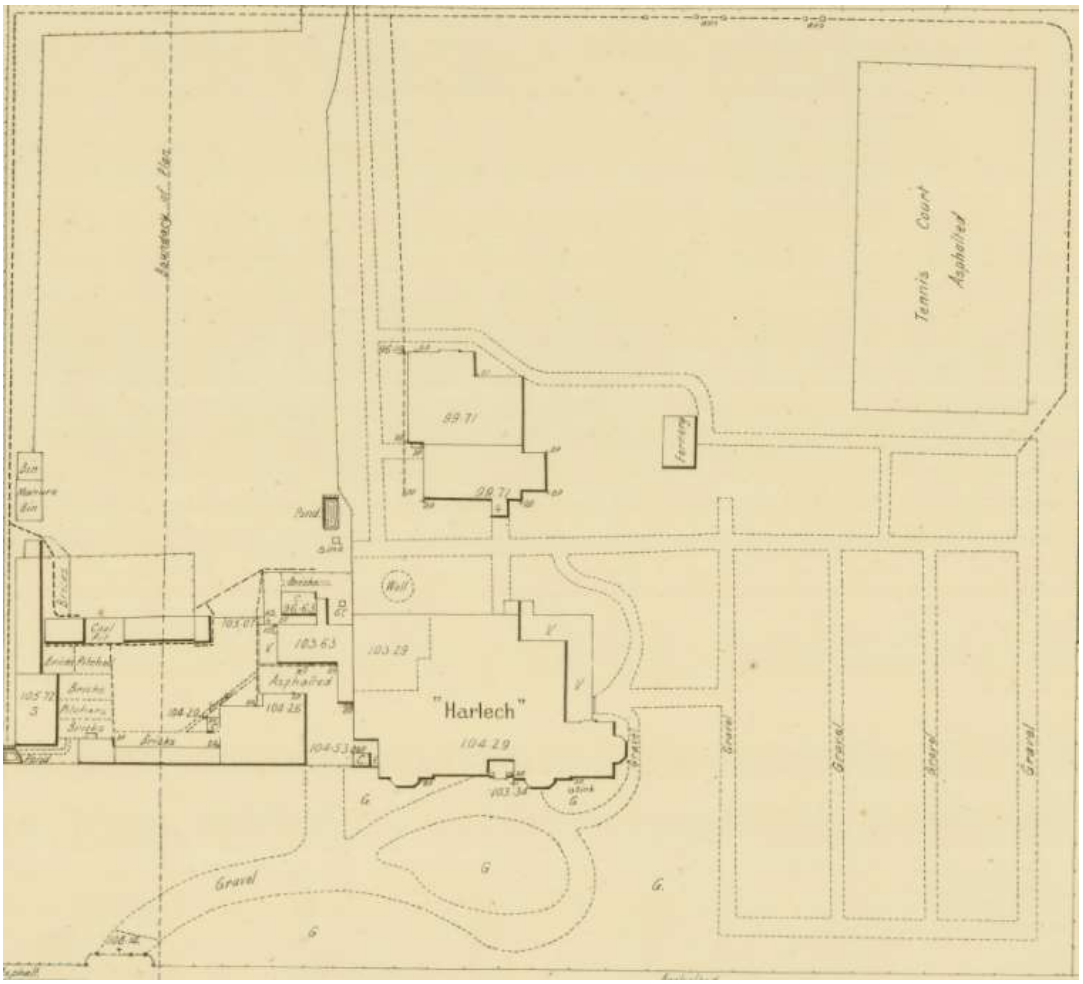

Figure 4 Melbourne & Metropolitan Board of Works Detail Plan No. 1486 City of Hawthorn, dated 1902, showing 'Harlech' set in large grounds with a fernery, tennis court and stable block behind the main house, as well as various outbuildings west of the house. The outline of two bay windows is also visible on the front elevation of the house with a third bay window facing east. (Source: State Library Victoria)

In 1911 the property was purchased by the Faithful Companions of Jesus, and officially opened as St Mary's Convent and school (McWilliam 1997:213–215; S&McD 1912; *Advocate*, 16 Sept 1911: 25). A two-storey house was built behind 'Harlech' to provide accommodation for the nuns, on the area which formerly housed the stable block shown on the 1902 MMBW plan (McWilliam 1997:213). In 1924, the property was subdivided into six lots (four lots facing Wattle Road and two lots facing New Street) with 'Harlech' situated on Lot 2 (State Library Victoria; CT V4836 F108; Figure 5~~Figure 5~~).

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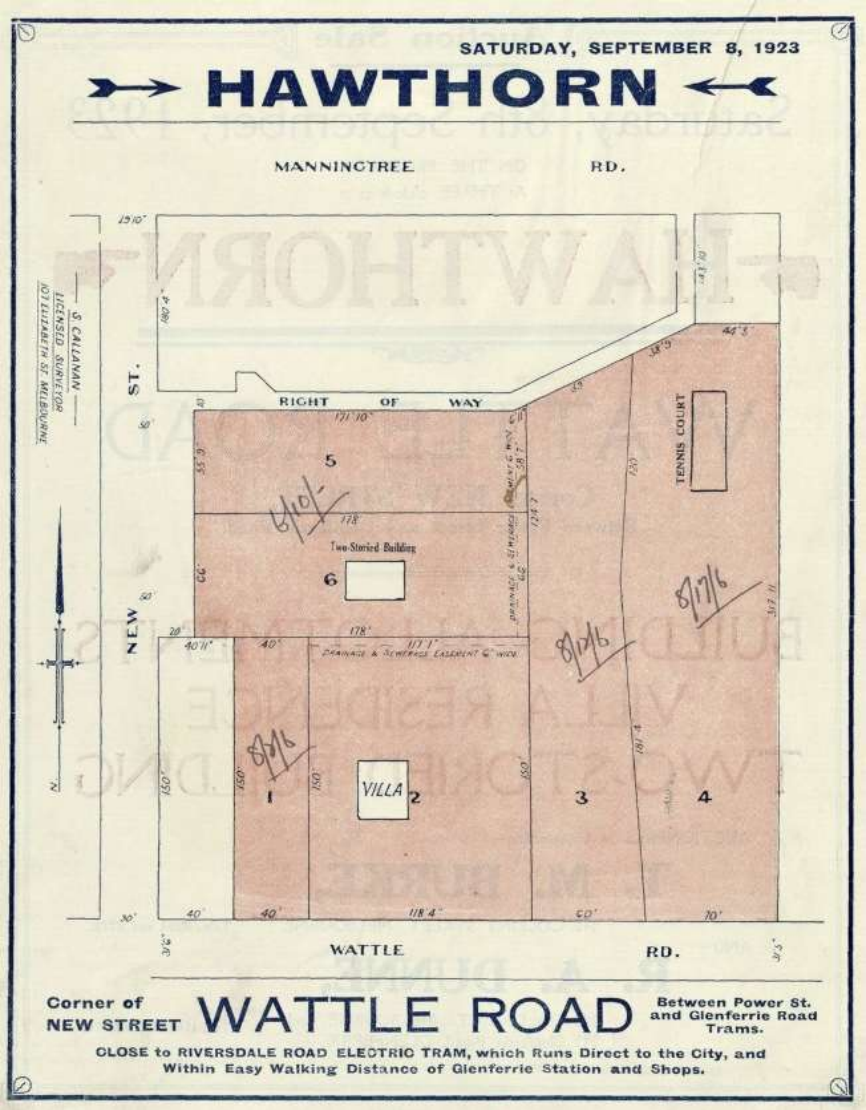

Figure 5 1923 sale advertisement showing new subdivisions. (Source: State Library Victoria)

Edward Whiteside, a builder from Essendon, purchased 'Harlech' (Lot 2) in 1924 (CT V4836 F108). Whiteside gained permission from Hawthorn City Council to divide 'Harlech' into three flats, which he did by 1933 (S&McD 1933; McWilliam 1997:216). Because the upper-middle class (and to some extent the middle class) relied heavily on domestic servants, the increase in labour costs in the first decades of the 1900s meant that the lifestyle of the upper-middle class was difficult to maintain. A private apartment within an existing grand home, which was smaller and hence cheaper to maintain, was an attractive option for many. Several large homes in Boroondara were divided into self-contained flats from around World War I. The large scale of these homes made them amenable to being divided up into several smaller dwellings, the owner of the property often living in one and renting out the others.

Whiteside is also likely to have made changes to the façade, adding Federation style detailing including timber shingles and timber roof brackets above the bay windows. Whiteside developed the

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site further by building a detached dwelling of four flats in the southeast part of the site in 1957 (BP 1957).

Figure 6 'Harlech' in 1945, prior to construction of an apartment block on the southeast corner of the site. Lot 2 (including the house) is shown in red, and the original 2-acre allotment in blue. (Source: LANDATA with GML overlay)

Figure 7 'Harlech' in 2022, with the apartment block visible in the southeast corner of the site. (Source: Nearmap 2022)

'Harlech', situated on Lot 2, remained in Whiteside's ownership until his death in 1972, after which it was sold as a whole site. The individual apartments have since been sold off at various times.

Building permit cards held by Council show that alterations and additions were made to unit 1 in 1998. These included a new front door, bricking up of three openings along the west elevation and insertion of two new windows, addition of a meals room to the north and internal alterations including the refitting of bathrooms and kitchen. (BP 98 0003)

Other external changes include:

- Reconfiguration of the original entry when the house was converted to flats in 1933. At this time the single-entry door was removed and replaced with two four panel doors. These doors were further modified in the 1990s when lead lighting was added to it panels.
- Retiling of the arched entry porch.
- Recladding of several of the roof planes with corrugated iron, replacing slate. Visible roof planes from the public domain remain as slate, other than a taller section of roof in the centre of the building.

Description and Integrity

51–53 Wattle Road, Hawthorn, is a double-fronted single-storey brick Victorian villa built in 1863 for actuary James Brock. Located on the northern side of Wattle Road, between New Street and Glenferrie Road, the house was originally sited on a 2-acre allotment which was subsequently subdivided. The allotment is rectangular and incorporates a block of four apartments, built in 1957, in the southeast corner of the site.

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Symmetric in form with two projecting canted bay windows on the front (south) façade and one on the eastern elevation, the rendered-brick house sits beneath a hipped roof clad in slate. Alterations to the façade during the Federation era include timber shingles and timber roof brackets above the bay windows.

Key features of the building include:

- asymmetrical built form with slate roof and hipped roof form
- rendered brick walls
- arched central entrance
- projecting canted bay windows
- canted bay window on eastern elevation
- ~~four panelled timber front doors~~
- double hung sash windows.

The house is well set back from the street creating a relatively deep front garden. The layout of the garden is relatively recent. The mature trees including the Spotted Gum (*Corymbia maculata*) and Ti-Tree (*Melaleuca* sp.), while established specimens, would not have been part of the original or early garden. The front fence consists of a section of hedge and a tall picket fence.

Integrity

51–53 Wattle Road, Hawthorn, is somewhat intact with some changes visible to original or early fabric. The building retains most of its original built form, roof form, rendered brick walls and window and door openings and joinery. Original details include its canted bay windows on the south (front) façade and eastern elevation, which originally addressed a substantial ornamental garden that extended east of the house. The integrity of the place is enhanced by its deep set back off Wattle Road and its remaining garden setting.

The substantial garden and grounds of ‘Harlech’ have been reduced from their original extent. While the addition of the apartment block in the southeast corner of the allotment and Federation-era detailing to the house somewhat diminish the integrity of the place, the house remains legible as a substantial Victorian villa originally set within generous grounds.

Comparative Analysis

51–53 Wattle Road, Hawthorn is one of the earliest houses to survive in Wattle Road. The original house on the site was built sometime around 1863, and the façade updated sometime in the 1920s.

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

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extended in 1856 and 1863 (HO164); ‘Carrigal’, 18–20 Mason Street, Hawthorn 1861 (HO96); and ‘Hirschell’ c.1868, altered in the 1920s (HO469). These places are directly comparable to the subject site as they are all substantial mansion houses built originally on large estates.

While the original Victorian-era house at 51–53 Wattle Road, Hawthorn and its setting have been altered, the simple but elegant overlay of the then fashionable Federation style and a generous front garden setting remain substantially intact. Many Hawthorn mansions were converted into flats during the 1920s and 1930s, often including an ’upgrade’ to their façades and embracing then current and more fashionable styles, and many had their grounds subdivided. A large proportion were later demolished or have been returned to their original form.

51–53 Wattle Road is most comparable to ‘Struan’ at 26 Lisson Grove (HO426). Bult in c.1886–87, ‘Struan’ was altered in 1937 by architect Edward Billson, resulting in the replacement of its original verandah with a new verandah comprising a flat roof supported by rendered masonry columns and stylised capitals. Like 26 Lisson Grove, the modifications to the front of 51–53 Wattle Road illustrate the shift in the popular taste of the time, away from the Victorian decorative approach, to simpler, more austere forms.

Figure 8 ‘Struan’, 26 Lisson Gove, Hawthorn (HO426), built in 1886–87 and altered in 1937 by architect Edward Billson. (Source: GML Heritage 2022)

26 Lisson Grove, Hawthorn is of historical and architectural significance to the City of Boroondara. While the original Victorian period mansion ‘Struan’ at 26 Lisson Grove, Hawthorn, is altered, the simple but elegant overlay of the then current fashion by Billson is substantially intact. Many Hawthorn mansions were converted into flats during the 1920s and 1930s. A large proportion were later demolished or have been returned to their original form. Few show so clearly the public’s change in taste, away from the Victorian decorative approach to a simpler, more austere form. The building is of significance for its illustration of changes in fashion in the 1930s in Melbourne and the restrained, elegant work of Billson.

51–53 Wattle Road is also somewhat comparable to ‘Hirschell’, 184 Power Street, Hawthorn (HO469). ‘Hirschell’ is significant as an early house in Hawthorn built in 1869 and also as an example of an early twentieth century makeover, resulting in a layered building form. Although of a slightly later build date (1869, whereas ‘Harlech’ was built by 1863) and stylistically different from 51–53 Wattle Road, as a result of an earlier alteration date, both houses demonstrate a pattern in the area, of reworking and updating early houses in the latest styles to create an appearance that was considered more fashionable, and conversion of large residences into flats or for other uses.

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Figure 9 'Hirschell', 184 Power Street, Hawthorn (HO469), built in 1869 and altered in the 1910s. (Source: VHD/Lovell Chen 2006)

'Hirschell', 184 Power Street, Hawthorn, is of local historical and architectural significance. It is of historical significance as a long-standing property in the Hawthorn area and an example of an early twentieth century makeover of a substantial 1860s residence. Typical aspects of the early homesteads in Hawthorn include the bluestone base, use of hillside topography, and mixture of Italianate and High Victorian elements. The alterations are also consistent with a pattern in the area in the early years of the twentieth century, when many of the earlier houses were updated, resulting today in a building which successfully combines elements from both eras in a layered form.

Similar local examples of early houses updated in the early twentieth century include 'Darley', 2 Merrion Grove, Kew, built in 1869 and altered in the Edwardian era (HO321); 'Tasma', 7 Muir Street, Hawthorn, built 1878–89 and altered in the 1910s (HO466); and 16 Kooyongkoot Road, built in 1884–85 altered in the 1910s (HO456).

The following two places in the vicinity of 51–53 Wattle Road are said to incorporate early buildings that date from the early German occupation of the land, and are therefore comparable to 51–53 Wattle Road.

Figure 10 'Knottywood', 61 Wattle Road, Hawthorn (HO429), bult in 1868 (possibly incorporating an earlier 1863 kitchen) (Source: VHD/Lovell Chen 2005)

'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 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.

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Figure 11 4 Ardene Court, Hawthorn (HO431), built in 1864 (additions 1881) (Source: VHD/Lovell Chen 2006)

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.

While these places are comparable historically to the subject site for their connection to the early German settlement along Wattle Road, by being built on land originally owned by some of the early German families who lived and farmed along Wattle Road, they differ architecturally, as they are evolved dwellings and they appear from the public domain to be much later developments.

Overall, 51–53 Wattle Road compares well with other houses in the Heritage Overlay that were built in the 1860s and later upgraded to reflect changing tastes in architecture in the early twentieth century, and that demonstrates the early subdivision and development of Hawthorn.

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).

51–53 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. The land on which 'Harlech' was built, in c.1863 for James Brock and his family, was originally owned by Christian Finger, one of the original German immigrants who settled and farmed the land along Wattle Road. 51–53 Wattle Road, including the surviving evidence of the c.1863 Victorian-era house, illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

51–53 Wattle Road, Hawthorn is also of historical significance for the evidence it provides of a pattern of undertaking substantial alterations and additions to early houses at the beginning of the twentieth century to reflect fashionable tastes. Many Hawthorn mansions were converted into flats during the 1920s and 1930s, often including an 'upgrade' to their façades and embracing then current and more fashionable styles. A large proportion were later demolished or have been returned to their original form. (Criterion A)

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51-53 Wattle Road, Hawthorn, is also of historical significance for its association with Robert Elias Wallen (1831–1893) who resided at Harlech from 1872 to 1893, extending the house and land holding between 1887 and 1893. During this time Wallen played a significant role in Boroondara's civic history being a member of the Hawthorn Borough (later Municipal) Council between 1877 and 1883, serving as mayor in 1878 and 1879. (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).

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

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Statement of Significance

What is significant?

51–53 Wattle Road, Hawthorn, built c.1863 and altered c.1920s, is significant.

Elements that contribute to the significance of the place include:

- asymmetrical built form with slate roof and hipped roof form
- rendered brick walls
- arched central entrance
- projecting canted bay windows
- canted bay window on eastern elevation
- four panelled timber front doors
- double hung sash windows
- front garden setback.

The Federation-style detailing including timber shingles and timber roof brackets above the bay windows is also significant.

How is it significant?

51–53 Wattle Road, Hawthorn, is of local historical significance to the City of Boroondara.

Why is it significant?

51–53 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. The land on which 'Harlech' was built in c.1863 for James Brock and his family was originally owned by Christian Finger, one of the original German immigrants who settled and farmed the land along Wattle Road. 51–53 Wattle Road, including the surviving evidence of the c.1863 Victorian-era house, illustrates the early subdivision and transfer of land from the initial German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

51–53 Wattle Road, Hawthorn is also of historical significance for the evidence it provides of a pattern of undertaking substantial alterations and additions to early houses at the beginning of the twentieth century to reflect fashionable tastes. Many Hawthorn mansions were converted into flats during the 1920s and 1930s, often including an 'upgrade' to their façades and embracing then current and more fashionable styles. A large proportion were later demolished or have been returned to their original form. (Criterion A)

51-53 Wattle Road, Hawthorn, is also of historical significance for its association with Robert Elias Wallen (1831–1893) who resided at Harlech from 1872 to 1893, extending the house and land holding between 1887 and 1893. During this time Wallen played a significant role in Boroondara's civic history

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being a member of the Hawthorn Borough (later Municipal) Council between 1877 and 1883, serving as mayor in 1878 and 1879. (Criterion A)

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

Identified by:

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

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57 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 57 Wattle Road, Hawthorn

Name: House	**Survey Date:** November 2021
Place Type: Residential	**Architect:** Neil Clerehan of Clerehan Cran Architects Pty Ltd
Grading: Significant	**Builder:** C & A Morris
Extent of Overlay: To title boundaries	**Construction Date:** 1986

Figure 1 57 Wattle Road, Hawthorn. (Source: GML Heritage 2022)

Historical Context

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

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

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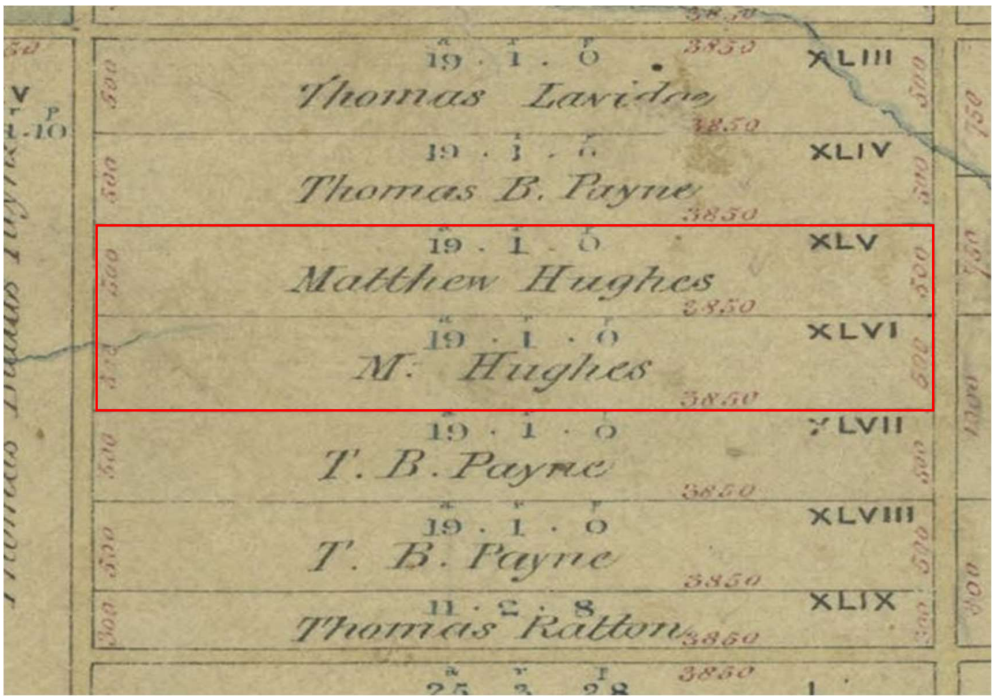

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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).

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 as the land was on a gentle slope, and close to the Yarra River, which provided a ready water supply.

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

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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).

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.

Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906.

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 early part of the twentieth century saw a number of Wattle Road's large land holdings subdivided, creating new streets and courts.

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The east side of Vivian Grove was developed from 1911 after the Schober family, who had owned the land at the western end of Wattle Road since 1860, subdivided. The west side of the street appears to have been developed from 1920 when property owners along Power Street sold off their rear yards.

In 1910 Hawthorn Council resolved to provide through streets between Burwood Road and Riversdale Road subsequently creating Drill Street, New Street, Burton Avenue and Through Street by 1919. (*The Reporter* 16 September 1919:2)

The east side of Burton Avenue first appears in Sands and McDougall Directories in 1913 when 12 vacant homes were listed. The street was formed by the demolition of 62 Wattle Road and 45 Lisson Grove and incorporated the western garden of 66 Wattle Road and vacant land on Lisson Grove (MMBW 1902). The houses were bult by Aaron Wyatt. Of the original 12 houses built by Wyatt on this side of the street only five remain (Nos 1, 3, 5, 17 and 21).

New Street was created in 1923 from subdivided land off 'Harlech', 53 Wattle Road. Making the street also appears to have involved the demolition of 44 Manningham Street. Six building allotments with frontages to New Street and Wattle Road were available (*Herald*, 5 September 1923:16). Four houses remain from this subdivision with three addressed to Wattle Road (Nos 45, 47 and 49) and one addressed to New Street (No.1).

The 'Beulah' Estate was subdivided in 1924 forming Carson Crescent. The subdivision was created out of the combined land of 50 Wattle Road and 54 Wattle Road. 13 allotments in total were created with three allotments facing Wattle Road (Nos 48A, 50 and 54) and three facing Lisson Grove. The original 1876 house at 50 Wattle Road remains as does its much altered coach house at 8 Carson Crescent.

Finchley Court was created from land which had remained undeveloped into the twentieth century, since the land was first sold to Matthew Hughes in 1843, Having changed hands numerous times in the preceding century, the land was purchased by Florence Craig, an unmarried women in 1941. Florence Craig had built six blocks of flats on the newly formed Finchley Court, subdividing and selling the land and flats between 1942 to 1949. All six blocks of flats remain today.

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

In the postwar period, prominent Melbourne architects and firms undertook many well-known and highly regarded commissions in Boroondara. While developing suburbs of Balwyn North and Studley Park emerged as epicentres for some of the most important architect-designed modernist buildings in Australia, localities such as Hawthorn (and other suburbs in Boroondara) contain some notable individual examples (Built Heritage 2012: 230).

Place History

57 Wattle Road, Hawthorn, is situated on the north side of Wattle Road, between New Street and Finchley Court.

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

The subject site at 57 Wattle Road, Hawthorn, is built on land that was originally owned by Christian Finger (McWilliam 1997:210). By about 1863 a large house and estate known as 'Harlech', which is still extant at 5153 Wattle Road, was constructed on part of Finger's larger site (Figure 3). In the early twentieth century, the 'Harlech' estate was owned by the Catholic Order, The Faithful Companions of Jesus and operated as St Mary's Convent and School (McWilliam 1997:213–215). After closure of the convent the property was subdivided into smaller land parcels which were sold off between 1924 and 1927. The subject site sits across two of these 1920's allotments, and was formed in 1985 after the 1920s houses at 57 and 59 Wattle Road were demolished and their land amalgamated (CT: V4836 F7108 CT V5223 F410; CT V5315 F2936).

Both properties changed hands numerous times between 1927 and 1984 at which time they were put up for sale together and advertised as a development site. (*Age*, 30 November 1985:68)

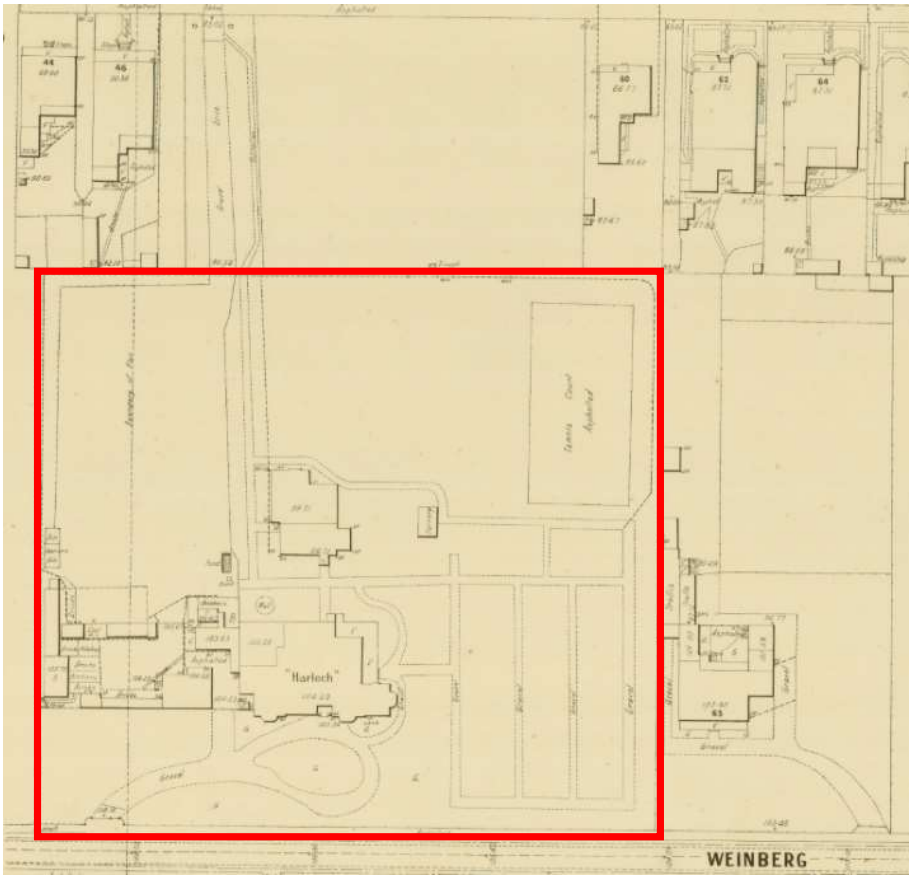

Figure 3 Melbourne and Metropolitan Board of Works Detail Plan No. 1486 City of Hawthorn, dated 1902, showing 'Harlech' house and grounds (marked in red). (Source: State Library Victoria with GML overlay)

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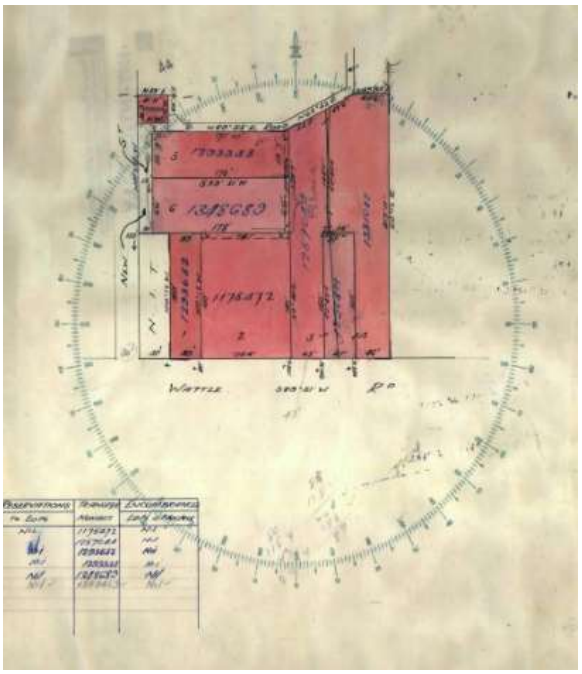

Figure 4 Plan of subdivision of Harlech in 1924, The subject site sits across allotment 1290811 and 1331082. (Source: CT4836 F7108)

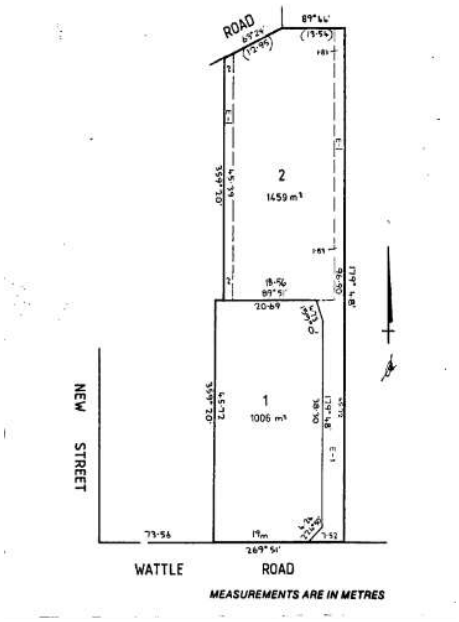

Figure 5 Plan of subdivision in 1985 of combined site of 57 and 59 Wattle Road showing realigned boundaries of the subject site (lot1) (Source: CT V9663 F669)

The combined site was acquired in June 1985 and a permit obtained to demolish the two existing brick dwellings in August 1985 (CT V9663 F669; BP 1985). The newly combined vacant site was re-subdivided enlarging the original frontage of number 57 to Wattle Road and providing an easement along its eastern boundary allowing access to 59 Wattle Road behind. (see Figure 8). The owners (Lilley) built a two storey brick house designed by architect Wayne Gillespie at 59 Wattle Road. They sold the vacant land at 57 Wattle Road, Hawthorn to Christopher and Ann Morris, who commissioned prominent Melbourne architect Neil Clerehan of Clerehan Cran Architects Pty Ltd to design a two-storey brick and brick veneer dwelling and garage (BP 1986, Figure 9).

57 Wattle Road was sold in 1996 prior to being conveyed to its current owners in 2015 (CT V9663 F669). An inground swimming pool and side fences were installed at the property in 1987 and a pool 57 m2 cabana constructed in 1989.

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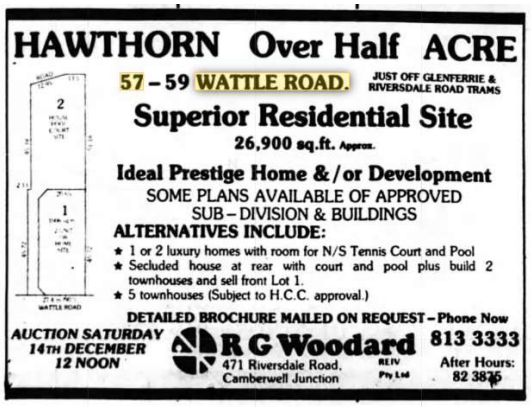
Figure 6 1945 aerial image of 57 and 59 Wattle Road, Hawthorn, showing two brick dwellings on the land which were demolished in 1985 to allow for a re-alignment of the property boundaries. (Source: Landata with GML overlay)



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- Secluded house at rear with court and pool plus build 2 townhouses and sell front Lot 1.
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Figure 7 Advertisement for the sale of vacant land at 57-59 Wattle Road, Hawthorn. Note the drawing on the left incorrectly marks the easement on the west side of Lot 1. (Source: *Age*, 30 November 1985:68)

Figure 8 57 Wattle Road, with easement boundary visible on the east side of the property. (Source: Nearmap 2022)

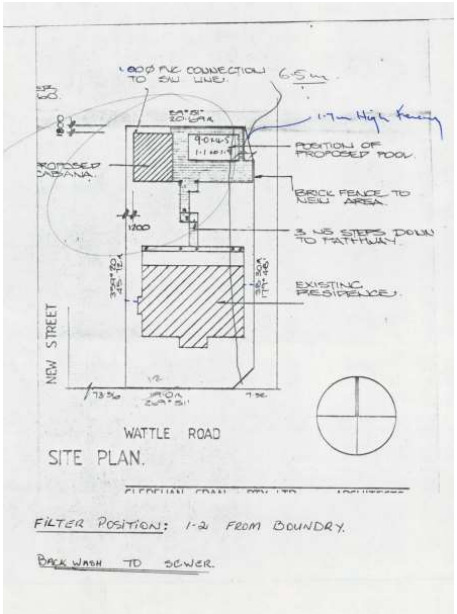

Figure 9 Design for addition of swimming pool and outbuilding (cabana). (Source: BP 1986, BH_86_4260)

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Neil Clerehan (1922–2017)

Neil Clerehan was a quintessential Melbourne architect, primarily recognised as a modernist residential architect and writing as an architectural critic. He trained as an architect at RMIT and later The University of Melbourne under Brian Lewis, graduating in 1950. As an undergraduate he worked in the office of Martin & Tribe and was involved in the house designs of Marcus Martin. As a recent graduate, Clerehan worked with Robin Boyd in the office of Myer's store architectural office. In 1946 Clerehan assumed the editorship of Smudges, the monthly news sheet of the Royal Victorian Institute of Architects. This publication was highly influential in the promotion of modern architecture, and often scathing of some buildings. Both Clerehan and Boyd became the voices for modern architecture, railing against post war housing shortages, leading to the establishment of the Small Homes Service (Edquist and Black 2005:17). This influential programme provided architects plans for well-designed small houses for a small fee thus allowing many more people to build functional low-cost modern houses.

Clerehan established a solo practice in 1949. Soon after he spent a highly influential few months travelling and visiting buildings in the United States, meeting some of the finest residential architects. His residential work developed along the lines of straightforward planning and an economy of means. (Edquist and Black 2005:35).

By the 1960s the principles of Clerehan's architecture were well established—formality, symmetry, and outdoor living spaces that were central to the layout. Guildford Bell joined with Clerehan in 1962 and the pair continued to design and build characteristic formal modernist houses. Clerehan set up his own practice from South Yarra, operating as Neil Clerehan & Associates from 1964–1980. Pettit & Sevitt, an influential building firm commissioned Clerehan to design some project homes, which won an award in 1970. From 1980, Clerehan's practice was joined by David Cran, becoming Clerehan Cran (1980–1996) and, after the premature death of David Cran, Neil Clerehan Architects from 1996. Clerehan was awarded a President's Award from the Royal Australian Institute of Architects in 2004 (Edquist and Black 2005:41).

Description

57 Wattle Road, Hawthorn, is a two-storey brick and brick veneer house built in 1986 to a design by architect Neil Clerehan of Clerehan Cran Architects Pty Ltd . The house is situated on the north side of Wattle Road on a rectangular plot with an adjoining easement on its east boundary. A ~~mature,~~ landscaped garden setting complements the house, which is set back from the southern (front) boundary of the site.

A modernist design ethos is expressed throughout the house with an emphasis on linear massing, a simple material palette and the employment of a flat roof concealed behind a straight parapet. The front façade consists of a painted bagged masonry wall with a projecting central glazed entry with a flat roof and deep fascia. Accessed via a tiled path from the street, the entry is demarcated by two dwarf brick piers. ~~originally painted bright red~~. Entry to the house is via a pair of solid timber doors. These doors sit within aluminium framed glazed entry walls that feature two concrete pillars ~~(also originally painted red)~~ and butt glazed corners. The only other penetrations in the street facing wall of the house are two vertical grills of hit-and-miss brickwork either side of the projecting entry which provide natural ventilation to service areas of the house behind. (Figure 12).

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Across the north facing rear of the house, a large wall of floor-to-ceiling sliding glass doors leads to a tiled terrace and garden beyond. Five freestanding concrete pillars ~~are spaced evenly~~ across the rear edge of the terrace provide~~ing~~ sculptural elements that extend the design of the house into the landscape. This visual connection of linking indoor and outdoor spaces is employed elsewhere within the house, with the provision of ~~an~~ indoor garden beds in the entry hall that abuts a glazed wall with views to a landscaped garden~~courtyard~~ beyond. Views to the garden are provided from every room of the house and are accentuated by its open floor plan and double storey void in the hall. Windows and generally clear anodised aluminium framed with minimal divisions that allow views to be framed by large expanses of glass, and includes a part glazed ceiling in the kitchen. The swimming pool is complemented by a freestanding pool house ~~and gym~~ constructed of bagged brick walls, flat roof with deep fascia and eastern wall of glazing. An integrated double garage is accessed off the shared easement along the properties eastern boundary and is adjacent to a large, bagged brick slab chimney that rises above the single storey height of the living room.

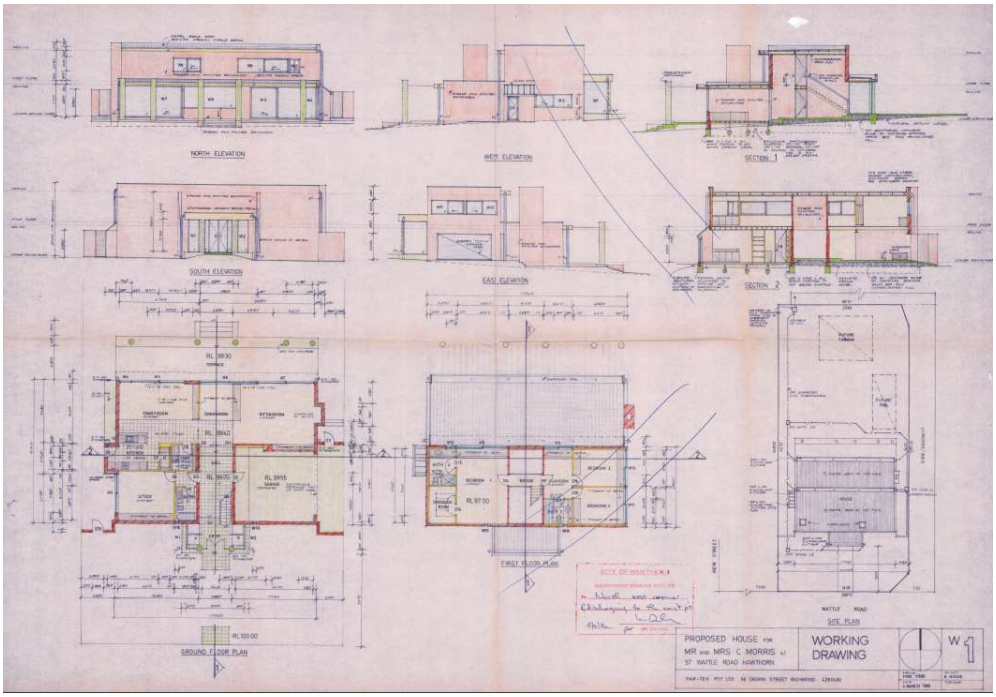

Figure 10 Working drawing sheet for 57 Wattle Road, Hawthorn by Clerehan Cran Architects Pty Ltd. (Source: City of Boroondara)

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Figure 11 57 Wattle Road in 2021, with dwarf entrance piers and columns painted red but since overpainted in grey. (Source: GML Heritage 2021)

Figure 12 Street-facing south elevation of 57 Wattle Road, showing a stark, bagged wall of masonry with vertical a grill of hit-and-miss brickwork and fully glazed entry. Note: the hit and miss brickwork originally extended to the roof line. (Source: GML Heritage 2022)

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Figure 13 North-facing rear elevation of 57 Wattle Road, showing fully glazed rea wall of house (ground floor) and five concrete columns along the outer edge of the terrace. (Source: realestate.com)

Figure 14 East elevation of 57 Wattle Road, with inbuilt garage facing the easement. (Source: GML Heritage 2022)

Key features of the building and landscape include:

- painted brick masonry walls with a bagged finish
- symmetrical built form with flat roof concealed behind a straight parapet form
- projecting glazed entry with flat roof, deep fascia, and a pair of concrete columns either side of the entry doors
- ~~tiled entrance walkway flanked by dwarf bagged brick piers~~
- internal garden beds in entry hall
- original pattern of fenestration and door openings included the glazed entry with butt glazed corners, vertical risers of hit-and-miss brickwork, extensive walls of floor to ceiling glazing and glass ceiling to the kitchen
- five freestanding concrete pillars along the rear edge of the northern terrace
- swimming pool with pool house ~~and gym~~
- double garage accessed of the eastern easement adjacent to a large, bagged brick slab chimney.

Changes include:

- reduction in the height of the vertical risers of hit and miss brickwork eother side of the entry.
- the provision of a parking bay in the front garden accessed off wattle Road at the western end of the frontage.
- Changes to the front garden landscaping including the tiling of the front path

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Integrity

57 Wattle Road, Hawthorn, is highly intact; very few changes are visible to original or early fabric. The building retains its original built form, roof form and pattern of fenestration and door openings and other key features.

Overall the place has very high integrity.

Comparative Analysis

Most of the postwar Modernist houses that are currently in the Heritage Overlay in Boroondara are representative of the early Modernism that developed in Melbourne during the 1950s. They generally exhibit starkly expressed rectilinear floor plans with flat or low-pitched skillion roofs and large walls of uninterrupted glazing. After 1960, residential architecture in Melbourne became more humanistic as local architects departed from the pure Modernism that had defined the so-called Melbourne Regional School and began to embrace more diverse influences from Europe, the USA and Asia.

Neil Clerehan's residential designs sit prominently within the Modernist movement, with several notable residential examples constructed across Melbourne. Architectural historians Edquist and Black describe Clerehan's modernist approach as

> *… not a style but a structural approach, the validity of which endured. This attitude was exemplified in works throughout the 1980s. His formal vocabulary, always rather minimalist, was remarkably adaptable and never wavered from its concern with structural rationality and clarity of plan. (Edquist and Black 2005:50)*

Despite being widely regarded as one of the most significant architects of Melbourne's post-war period, only two of Neil Clerehan's Modernist houses are currently listed in heritage overlays within Melbourne, both dating from his earlier design period in the 1960s:

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Figure 15 'Fenner House', 228 Domain Road, South Yarra (VHR H2350, City of Melbourne HO6), constructed in 1964. (Source: VHD/Heritage Victoria 2016)

'The Fenner House', 228 Domain Road, South Yarra, is architecturally significant as one of the most celebrated and innovative modernist houses built in Melbourne in the 1960s. The highly influential townhouse design sits on a confined suburban site, and emphasises privacy, restrained detailing and the use of minimal building materials and finishes. The house has been designed with a windowless front façade, with light entering through internal courtyards and roof domes, to maximize privacy. 'The Fenner House' was awarded the RVIA Architectural Medal in 1967.

Figure 16 'Craigmill', 13 Raheen Drive, Kew, constructed in 1969. Included as an individually significant place within HO821. (Source: VHD/Trethowan 2017)

'Craigmill', 13 Raheen Drive, Kew, is a key example of late twentieth-century domestic architecture. The double-storey residence is constructed in an elongated rectilinear plan with a minimal material palette and slender flat roof. The design employs a large front setback, a generous open carport and elongated forms which follow the site's topography.

An additional place, 'The former Weate House' at 11 Summerhill Road, Beaumaris, was recommended for inclusion in the Bayside City Heritage Overlay as part of the City of Bayside interwar and postwar heritage study 2007:

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Figure 17 'The former Weate House', 11 Summerhill Road, Beaumaris (HO818 interim) built in 1958. (Source: GJM Heritage 2021)

'The former Weate House' at 11 Summerhill Road, Beaumaris, is the only remaining example of Clerehan's work in the City of Bayside. The double-storey flat-roofed house is an example of the 'beach house' typology, with an elevated box-like structure containing the primary living area accessed via a flight of steps and protruding balcony. The street and side elevations of the upper storey feature large areas of glazing which take full advantage of the site orientation. Material detailing includes precast concrete panelling and vertical timber boarding.

Clerehan's second family home, 'Clerehan House II' at 90 Walsh Street, South Yarra, is currently significant within HO6 (City of Melbourne) and has been recommended for inclusion on the Victorian Heritage Register.

Figure 18 'Clerehan House II', 90 Walsh Street, South Yarra, constructed in 1968. Included as an individually significant place within HO6 (GML Heritage 2021)

'Clerehan House II', 90 Walsh Street, South Yarra, was designed by Neil Clerehan for his family and constructed in 1968. The flat roofed townhouse is situated on a narrow site and accommodates two separate dwellings, a two-storey dower house at the front originally built for Clerehan's mother-in-law, and his own family house slightly offset behind. The townhouse façades employ a simple material palette of grey brick. Clerehan's design incorporates a high courtyard wall offset from the front door of the dower house, with a long carport on the alternate side leading to the main residence at the rear.

The Boroondara Thematic Environmental History identifies the municipality as being a notable epicentre of fine architect-designed buildings (Built Heritage 2012:225). In the postwar period, prominent Melbourne architects were commissioned and produced award-winning work for residential houses and public buildings in Boroondara. However, to the best of our knowledge only three architect designed houses from the late twentieth century are in the Heritage Overlay— Edmond and Corrigan's McCartney House at 19 Rockingham Close, Kew (1982; Boroondara HO117) and Peter McIntyre's Summer House (1996) and Cliff House (1999) (Boroondara HO937), the latter of which are not directly comparable to the subject place as they are of aesthetic significance for their specific site responsive design to expansive views in both directions along the Yarra River. Notable late twentieth-century architect-designed houses include Sean Godsell's own House, 8 Hodgson Street, Kew (1997: Hermes ID 194878) and John Wardle's Kitamura House, 123 Pakington Street, Kew (1996; Hermes ID 194886) both of which were identified in the 2007 Boroondara Thematic History (Built Heritage Pty Ltd: 145-6, 233), assessed in 2012 but not recommended for inclusion in the Boroondara Heritage

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Overlay due to their then-recent build date. Other than the McCartney House (HO117) and the two Peter McIntyre houses (HO937) there are few later twentieth century houses in the Boroondara Heritage Overlay.

Other notable examples of late twentieth century architect designed houses that are more directly comparable to 57 Wattle Road include Edgard Pirrotta's 9 Seattle Street, Balwyn North (recommended for the Heritage Overlay) and John Davey's 15 St Helen's Road, Hawthorn East.

Figure 19 'McCartney House', 19 Rockingham Close, Kew (HO117), constructed c1982. (Source: VHD Pru Sanderson Design 1988)

'McCartney House', 19 Rockingham Close, Kew, designed by Edmond & Corrigan Architects and constructed c1982, reflects an experimental postmodern design with a strong theatrical quality. The two-storey house features a central octagonal tower clad in red mosaic tiles with a large hexagonal roof. 'McCartney House' was awarded a housing merit award in 1982 by the Royal Australian Institute of Architects.

Figure 20 9 Seattle Street, Balwyn North, constructed in 1975. Recommended for inclusion in the Heritage Overlay (Source: GML Heritage 2021)

9 Seattle Street, Balwyn North, is a concrete block house that shows influences of the postwar Brutalist style. The asymmetrical design incorporates a living room wing to the north and a flat-roofed double carport to the south, with a large fanlight surmounting the front entrance door. The house has a stark external form with walls of bagged concrete blocks and an irregular roofline. A tall concrete-block retaining wall with curved corner walls at the driveway entry marks the property boundary and also reflects the curved corner wall of the house.

Figure 21 15 St Helens Road, Hawthorn East. (Source: GML Heritage 2022)

15 St Helens Road, Hawthorn East was designed by architect John Davey for his own family in 1984. The asymmetric dwelling features exposed concrete blocks and black steel framed windows, with modular single-storey sections leading to an open-plan, two-storey section at the rear. Postmodern design elements such as corrugated iron columns on the front facade reference industrial designs like The Centre Pompidou in Paris.

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Discussion

Neil Clerehan's 1960s modernist houses, typified by his celebrated 'Fenner House' at 228 Domain Road, South Yarra, and second family home 'Clerehan House II' at 90 Walsh Street, South Yarra, reflect the extreme skill of the architect in employing a simplicity of design and detail and use of a limited material palette to create family homes centred around private outdoor spaces. Like Clerehan's earlier celebrated works from the 1960s, 57 Wattle Road, Hawthorn employs a similar restrained material palette and a number of recognisably modernist elements including a simple rectilinear plan that presents as a sheer wall to the street and opens up to private internal garden spaces, via large expanses of glazing. What distinguishes this later work by Clerehan is his playful introduction of elements that contradict the puritanism of his otherwise modernist approach. This is evidenced in his use of ~~brightly coloured~~ columns and dwarf piers at the entry which are repeated across the rear of the terrace with the five freestanding columns. These columns appear almost as a fragmented structure of the house defining the outdoor space without enclosing it. In this way Clerehan appears to be playing with some of the concepts of post-modernism in which classical elements such as the column are introduced for their aesthetic rather than structural purpose.

While 57 Wattle Road shares its stark bagged masonry façade with 9 Seattle Street, Balwyn North, the latter is more Brutalist in style. This is evident in the latter's roofline that incorporates sections that are variously flat, low-pitched or more steeply raked with the house's chimney flues, rainwater heads and downpipes all exposed. At 57 Wattle Road Clerehan remains truer to his Modernist roots incorporating clean lines and a simplicity of detail.

Postmodern influences, including a playful use of columns, bright, contrasting colours, and theatrical design elements are employed at 15 St Helens Road, Hawthorn East and at 19 Rockingham Close, Kew. Both of these houses represent a major stylistic departure away from modernism, which was seen by many as lacking human connection, towards an architecture that is nostalgic and playful.

When compared to the above places 57 Wattle Road stands out as a sophisticated house designed by a highly celebrated postwar architect. Its attention to detail, planning and playful and yet restrained use of architectural motifs demonstrates the skill of Clerehan in the later part of his career.

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).

57 Wattle Road, Hawthorn, is of local historical significance for the evidence it provides of Boroondara as a locus for fine, leading architect-designed public and private buildings from the 1850s into the postwar period. Built in 1986 to a design by prominent Melbourne-based architect Neil Clerehan, 57 Wattle Road, Hawthorn exemplifies Clerehan's mature style which incorporates postmodern influences into his celebrated modernist idiom.

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

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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).

57 Wattle Road, Hawthorn, is of local aesthetic significance as a fine and notably intact example of a late Modernist house playfully incorporating postmodern influences built to a design by the celebrated architect Neil Clerehan in 1986. While 57 Wattle Road, Hawthorn employs a restrained material palette and features a number of recognisably modernist elements such as simple clean lines and large expanses of glazing, it is distinguished from Clerehan's earlier work by the introduction of elements that contradict the purity of his otherwise modernist approach. This is evidenced in his use of ~~originally brightly coloured~~ columns and dwarf piers at the entry which are repeated across the rear of the houses north facing terrace with five freestanding columns. ~~also originally painted bright red~~.

Being highly intact, the house remains as a bold and eye-catching element in the streetscape.

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

N/A

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

N/A

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

N/A

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Statement of Significance

What is significant?

57 Wattle Road, Hawthorn, designed by architect Neil Clerehan, is significant. Elements that contribute to the significance of the place include:

- painted brick masonry walls with bagged finish
- symmetrical built form with flat roof concealed behind a straight parapet
- projecting glazed entry with flat roof, deep fascia, and pair of concrete columns either side of the entry doors
- ~~tiled entrance walkway flanked by dwarf bagged brick piers and internal garden inside the entry~~
- original pattern of fenestration and door openings included the glazed entry with butt glazed corners, vertical risers of hit-and-miss brickwork either side of the entry, extensive walls of floor to ceiling glazing and glass ceiling to the kitchen
- five freestanding concrete pillars along the rear edge of the northern terrace
- swimming pool and~~with~~ pool house ~~and gym~~
- double garage accessed off the eastern easement adjacent to a large, bagged brick slab chimney.

How is it significant?

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

Why is it significant?

57 Wattle Road, Hawthorn, is of local historical significance for the evidence it provides of Boroondara as a locus for fine, leading architect-designed public and private buildings from the 1850s into the postwar period. Built in 1986 to a design by prominent Melbourne-based architect Neil Clerehan, 57 Wattle Road, Hawthorn exemplifies Clerehan's mature style which incorporates postmodern influences into his celebrated modernist idiom.(Criterion A)

57 Wattle Road, Hawthorn, is of local aesthetic significance as a fine and notably intact example of a late Modernist house playfully incorporating postmodern influences built to a design by the celebrated architect Neil Clerehan in 1986. While 57 Wattle Road, Hawthorn employs a restrained material palette and features a number of recognisably modernist elements such as simple clean lines and large expanses of glazing, it is distinguished from Clerehan's earlier work by the introduction of elements that contradict the purity of his otherwise modernist approach. This is evidenced in his use of ~~originally brightly coloured~~ columns and dwarf piers at the entry ~~-~~which are repeated across the rear of the houses north facing terrace with five freestanding columns. ~~also originally painted bright red.~~ Being highly intact, the house remains as a bold and eye-catching element in the streetscape. (Criterion E)

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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 *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy system controls *Is a permit required to install a solar energy system?*	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt from notice and review?*	Yes, pool house~~/gym~~ at rear, brick piers either side of entry, five freestanding columns at rear
Victorian Heritage Register *Is the place included on the Victorian Heritage Register?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No
Incorporated plan *Does an incorporated plan apply to the site?*	No

Identified by:

GML Heritage 2021.

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‘Knottywood’ Units

Prepared by: GML Heritage

Address: 63 Wattle Road, Hawthorn

Name: ‘Knottywood’ Units	**Survey Date:** November 2021
Place Type: Flats	**Architect:** Roy Simpson
Grading: Significant	**Builder:** A.V. Jennings
Extent of Overlay: To title boundaries	**Construction Date:** 1961–64

Figure 1 63 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).

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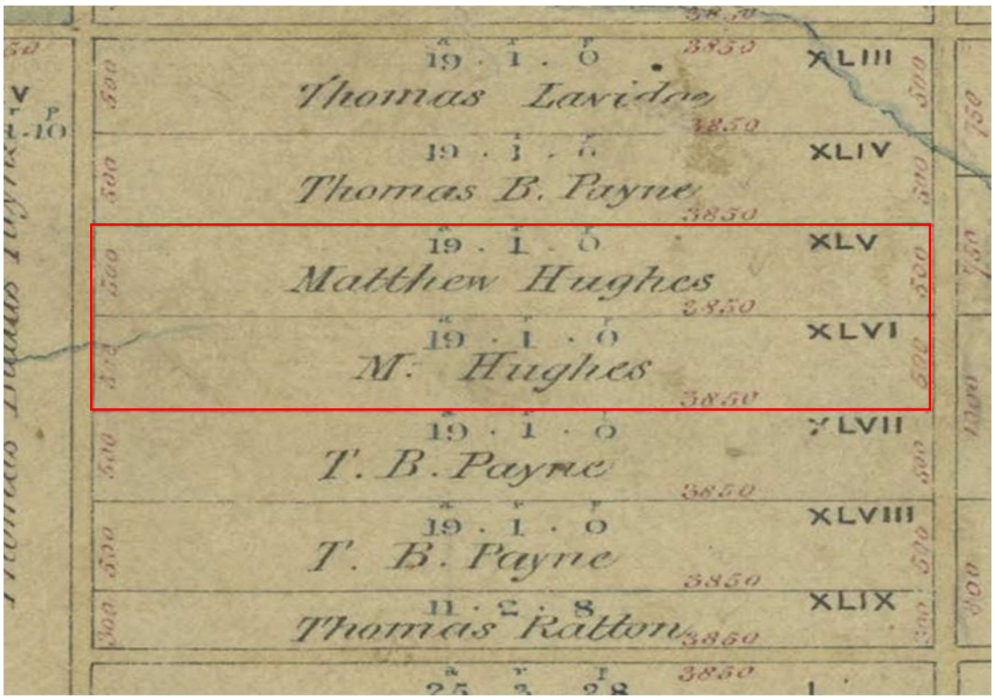

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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

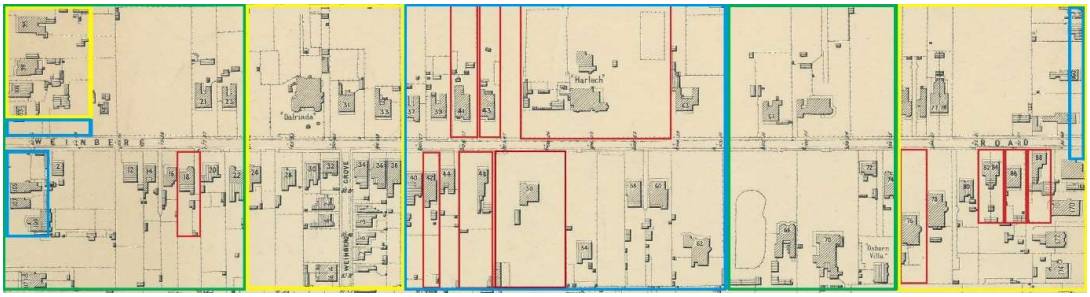

Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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

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

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

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

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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.

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Place History

The 'Knottywood' Units at 63 Wattle Road, Hawthorn are a group of four distinct unit buildings constructed at the rear of the original 'Knottywood' house, which is situated on the north side of Wattle Road, between New Street and Finchley Court.

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

A house known alternately as 'Knottywood' and 'Morley' was constructed in 1868 on part of Christian Finger's allotment, on the northern side of Weinberg (later Wattle) Road. The house incorporated an earlier three-roomed wooden cottage owned by Gottlieb Gottke, a gardener who had resided on the land from 1860 (City of Hawthorn Ratebook 1863; Lovell Chen 2005). 'Knottywood' house is one of the earliest dwellings constructed on Wattle Road, its grounds originally incorporating gardens and an orchard which reflected the early German farming settlement pattern of the area (Lovell Chen 2005).

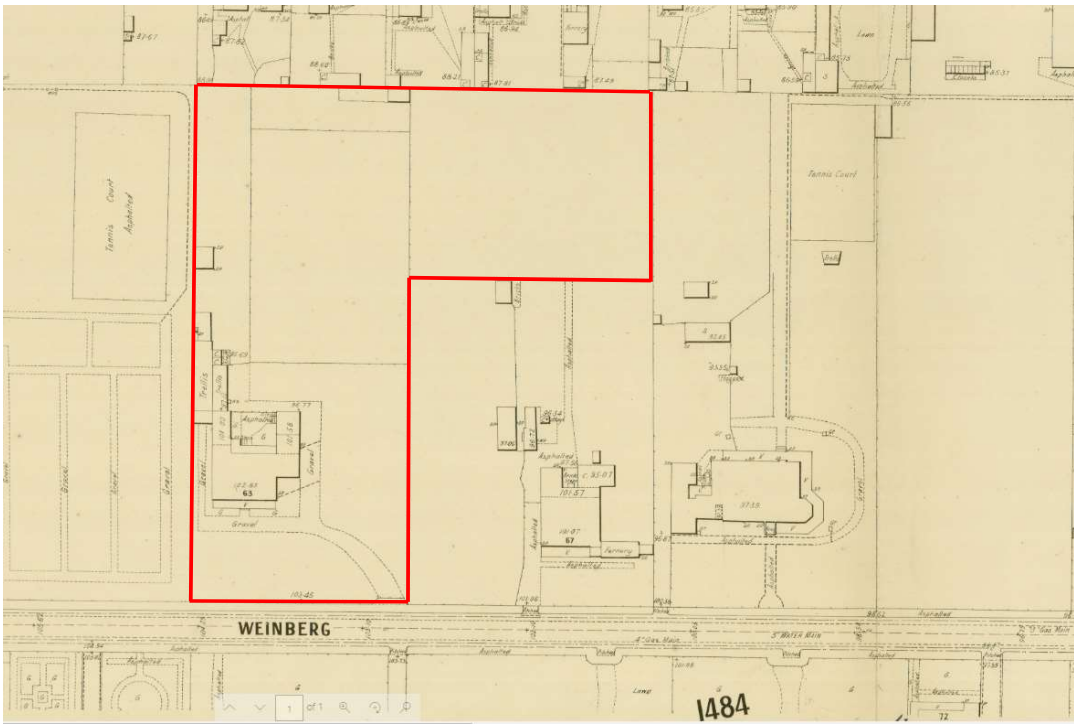

Figure 4 1902–03 Melbourne & Metropolitan Board of Works Detail Plan No. 1486 City of Hawthorn, dated 1902, showing house and grounds known alternately as 'Morley' and 'Knottywood' at 63 Weinberg (later Wattle) Road (in red). (Source: State Library Victoria with GML overlay)

Two families, the McCowans and the Simpsons, had a close association with the house in the early twentieth Century. The McCowans moved into 'Knottywood' in 1905, and their daughter Florence returned to the house with husband R.H. Simpson from the mid-1930s (S&McD 1935; Lovell Chen 2005). The Simpsons' son, Roy McCowan Simpson (1914–1997), also resided in 'Knottywood' as a boy. Roy McCowan Simpson later trained as an architect and went on to become part of notable Melbourne architectural firm Yuncken, Freeman Brothers, Griffiths and Simpson.

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'Knottywood' Units

Roy Simpson subdivided 'Knottywood' in 1961, initially designing a small single-storey residence for his aunt, to be constructed at the rear of the house (Lovell Chen 2005; see Block A, Figure 5) The first design phase also included a single-storey prototype unit design, designated as Block B (Figure 5)

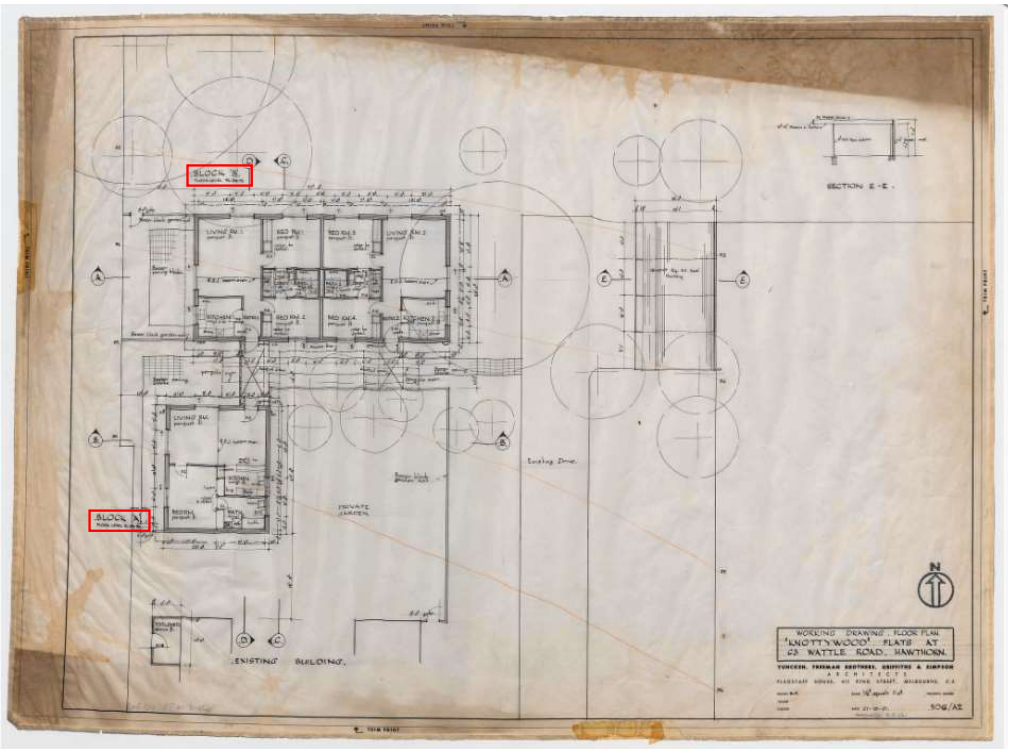

Figure 5 Phase 1 site plan for Knottywood Flats, 63 Wattle Road, Hawthorn, dated October 1961, showing designs for Block A and Block B (outlined in red). Reference Code 2018.0077.00708. (Source: Yuncken Freeman Architects collection, copyright owned by University of Melbourne Archives, with GML overlay).

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Figure 6 Rear of Block B, one of the two original blocks constructed at the rear of the 'Knottywood' site. (Source: GML 2022)

In phase 2 of the design process (1963–64), Simpson added three new unit buildings designated as Blocks C, D and E (Figure 7). The units varied in size and offered accommodation of either two or three bedrooms, with each unit allocated a corresponding carport area (Figure 17). Unlike Blocks A and B, the second design phase incorporated individual courtyards into the unit design.

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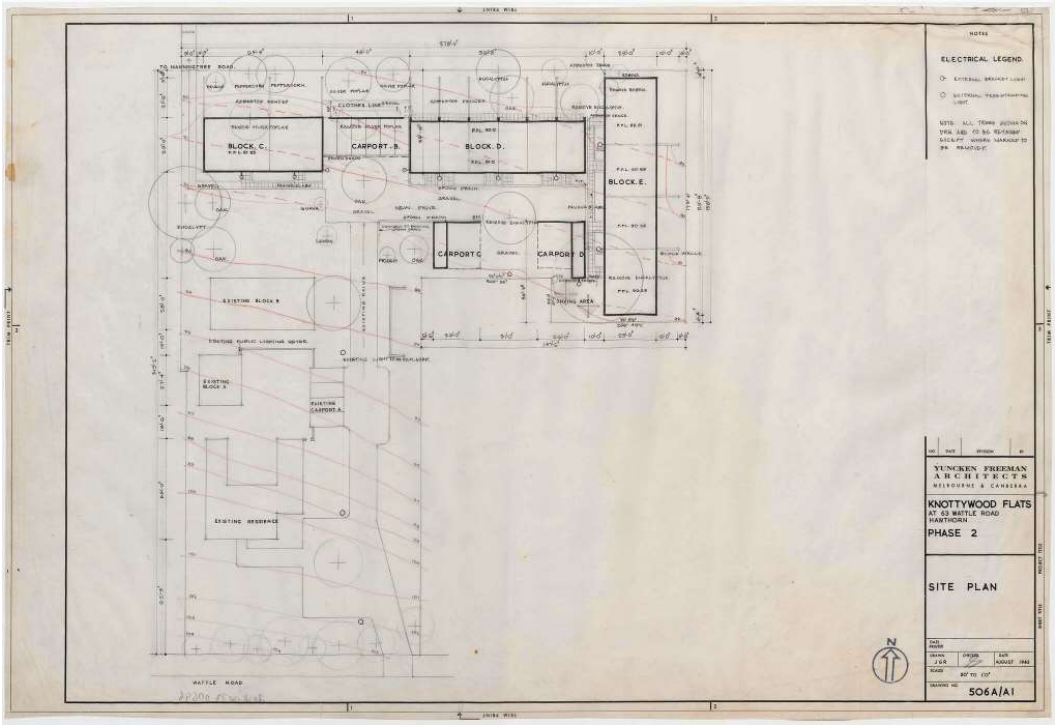

Figure 7 Phase 2 site plan for 'Knottywood Flats', 63 Wattle Road, Hawthorn, dated August 1963, showing plans for the construction of Blocks C–E and associated carports. Reference Code 2018.0077.00696. (Source: Yuncken Freeman Architects collection, copyright owned by University of Melbourne Archives).

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Figure 8 'Knottywood Flats', c.1961–63, photograph by Wolfgang Sievers, Reference Code 2018.0115.01018. Block C is visible on the left, with Block D (double-storey block) visible in the middle distance and Block E on the right-hand side. (Source: Yuncken Freeman Architects collection, copyright owned by University of Melbourne Archives).

Figure 9 Contemporary photograph of Block C, one of three single-storey unit blocks at 'Knottywood'. (Source: GML 2022)

Figure 10 View looking west from the interior of the site with Block C visible on the right side (Source: GML 2022)

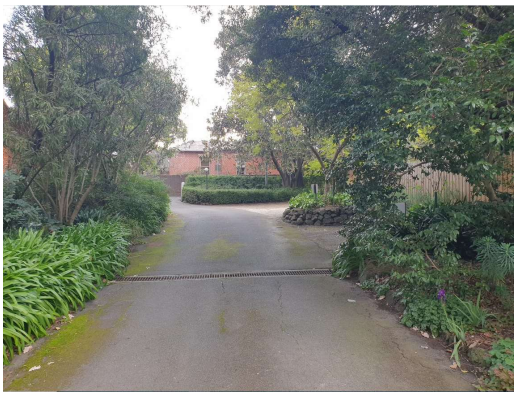

Figure 11 View looking west towards Wattle Road showing main drive. Note volcanic rock roundabout along the western side of the drive. (Source: GML 2022)

Of the three new buildings, only Block D was constructed as a row of double-storey units (see Figure 13–Figure 15), with their smaller footprints compensated for by an additional level.

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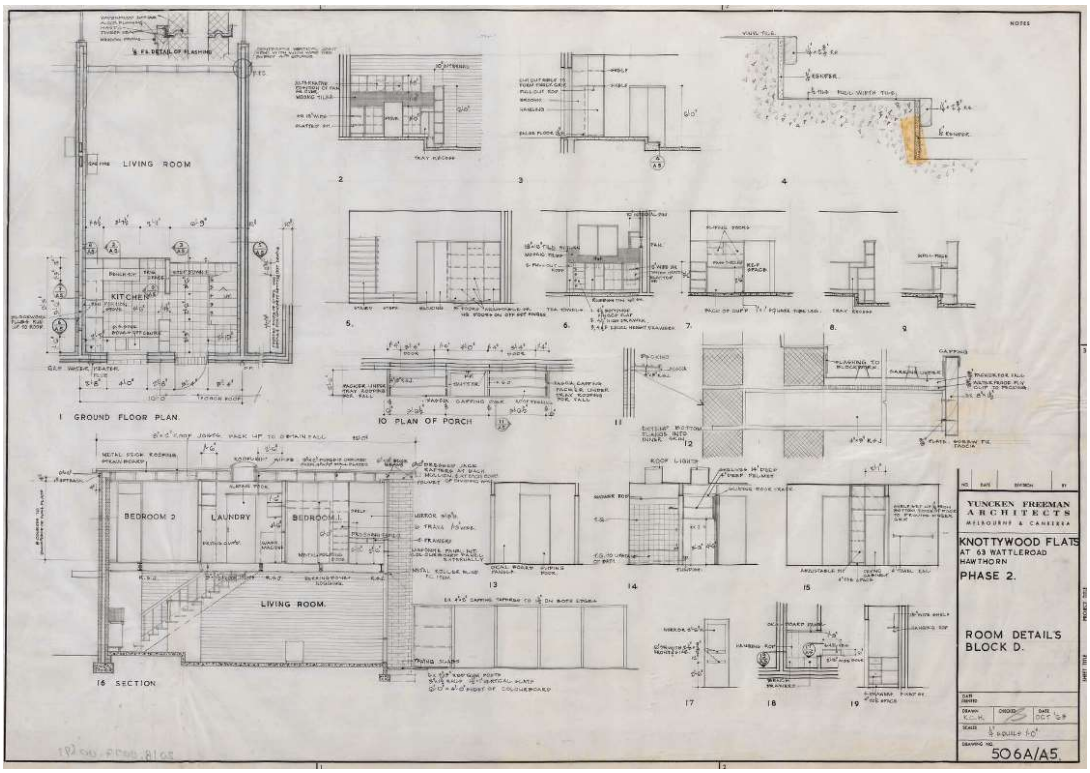

Figure 12 Phase 2 drawings for Block D, dated October 1963. Reference Code 2018.0077.00693. (Source: Yuncken Freeman Architects collection, copyright owned by University of Melbourne Archives).

Figure 13 'Knottywood Flats', c.1964, photograph by Wolfgang Sievers, Reference Code 2018.0115.01016. Photograph of Block D, the only block designed as double-storey dwellings. (Source: Yuncken Freeman Architects collection, copyright owned by University of Melbourne Archives).

Figure 14 Contemporary photograph of Block D in 'Knottywood' Unit site, showing substantially intact building. (Source: GML 2022).

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Figure 15 'Knottywood Flats', c.1961–63, photograph by Wolfgang Sievers, Reference Code 2018.0115.01012. Photograph of Block D (left), section of Block E (centre) and carports (right). (Source: Yuncken Freeman Architects collection, copyright owned by University of Melbourne Archives).

Figure 16 Contemporary photograph of Block D (left), section of Block E (centre) and carports (right). Note the driveway surface, which appears to be gravel in the 1960s photographs, has been resurfaced with asphalt. (Source: GML 2022)

Figure 17 'Knottywood Flats', c.1961–63, photograph by Wolfgang Sievers, Reference Code 2018.0115.01013. Photograph showing carport looking south toward Wattle Road (Source: Yuncken Freeman Architects collection, copyright owned by University of Melbourne Archives).

Figure 18 Contemporary photograph of carport, with view toward Wattle Road. Note the open pergola panel to the front of the carport has been filled in (Source: GML 2022)

The interior design of the ‘Knottywood’ Units incorporated built in joinery, including wardrobes (some walk-in), dressing tables and cupboards (Figure 19).

The total construction numbered fifteen separate dwellings, which included fourteen units (not including Block A). A small building comprising a laundry and toolshed situated between ‘Knottywood’ House and Block A was also constructed c1962 (UoM Archives, Ref. 2018.0077.00707). The construction of the ‘Knottywood’ Units was contracted to building firm A.V. Jennings Industries (Australia) Ltd and completed by December of 1964 (*The Age*, 5 December 1964:53).

The overall design process of ‘Knottywood’ Units appears to have faced numerous design challenges, which may account for the lengthy period of six years from the initial subdivision in 1958 to completion

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of the complex in 1964. Simpson's obituary notes that his innovative design amendments for 'Knottywood' Units were later adopted into the medium density design code (*Age*, 8 April 1997:26).

In 1982, the property was subdivided again, with the original Victorian house 'Knottywood' and Block A incorporated onto one title (Figure 19). This property was re-numbered as 61 Wattle Road. Block A appears to have been subsequently demolished.

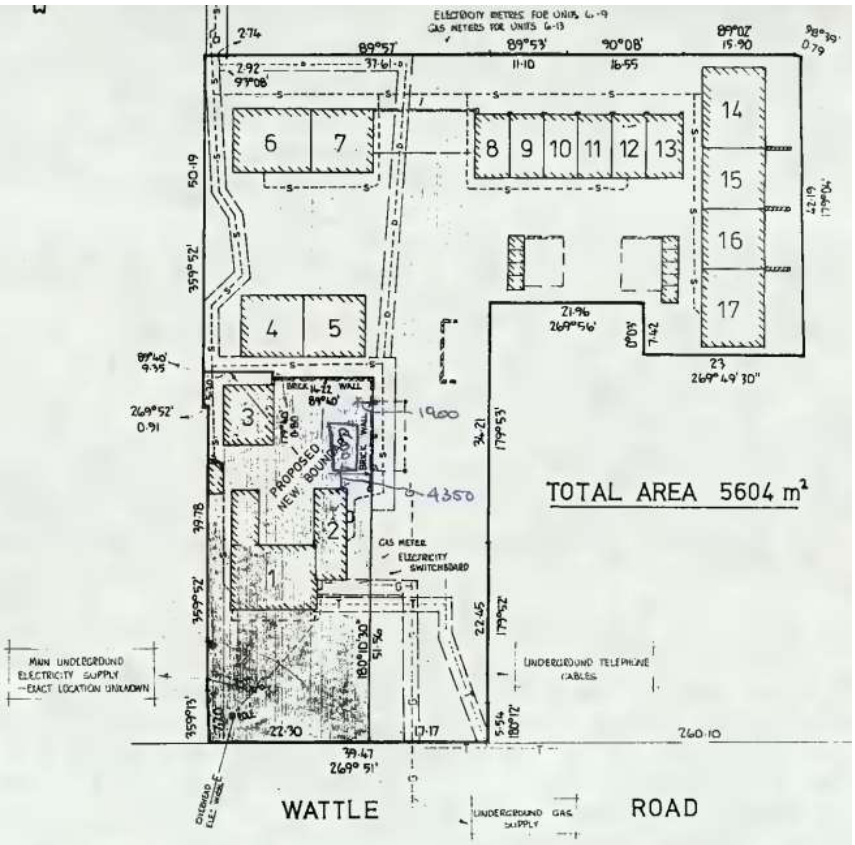

Figure 19 1982 Plan of Transfer showing Block A (marked as dwelling 3) being transferred to a new subdivision which also included the original Knottywood residence (marked as dwelling 1 & 2). (Source: Culliver & Sim, courtesy of City of Boroondara, BH_86_4190-63)

Roy Simpson

Roy McCowan Simpson (1914–1997) was a Melbourne-based architect, studying architecture at Melbourne Technical College, then Melbourne University Architectural Atelier (MUAA). Simpson was articled to church specialist Louis R Williams from 1933 to 1936 before joined the office of Leighton Irwin to work on hospitals, and in 1938, moved to Yuncken Freeman, Freeman & Griffiths. In 1939, Simpson was founding editor with friend and fellow student, Robin Boyd, of Smudges, an important early journal of architectural criticism. In 1940, Simpson was awarded the Haddon Travelling Scholarship, but deferred due to WWII. At this time, Simpson, alongside Otto (Rob) Yuncken, worked for the United States Army Corps of Engineers, designing camps and field hospitals (Goad and Willis 2012: 629).

Following WWII, Simpson was made a partner of the firm, becoming Yuncken Freeman Bros, Griffiths & Simpson. In 1947 Simpson was charged with designing and overseeing the Victorian Pre-cut

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Housing Project, also known as 'Operation Snail', a large-scale prefabrication venture to provide low-cost housing for workers undertaking regional infrastructure upgrades. In the late 1940s through to the early 1960s, Simpson worked across a number of contemporary residential projects including flats and multi-storey apartments such as Troon Flats, Toorak (1959–60); Fairlie, South Yarra (1960–61) and Hotham Gardens, North Melbourne (1958–61) for the Housing Commission of Victoria (Goad and Willis 2012: 630).

In addition to architectural design, Simpson also specialised in institutional master planning, including landscape planning. In 1964, Simpson was tasked with the masterplan for La Trobe University at Bundoora, which was required to include building designs, but also planting, earthworks and concourse system planning. Other notable institutional master planning included the Catholic Diocesan offices adjacent to St Patrick's Cathedral (1969–71) (Goad and Willis 2012: 630).

Simpson retired from architectural practise in 1980. He was a recipient of the Order of Australia for services to architecture in 1982 and was awarded a gold medal for architecture by the Royal Australian Institute of Architects in 1997 (*Age*, 8 April 1997: 26).

Description

63 Wattle Road, Hawthorn, also known as the 'Knottywood' Units, are a group of fourteen dwellings designed by architect Roy McCowan Simpson and constructed between 1961–64. The units are arranged as four separate blocks around a shared common area, with three single storey blocks and one block (Block D) which is double storey. Located on the north side of Wattle Road, the units sit at the rear of an L-shaped allotment which is accessed via a driveway between 61 and 65 Wattle Road.

Constructed in light grey concrete bricks with a flat roof, each unit block is rectilinear in plan. Block B is located on the western side of the communal drive behind the original Knottywood House. Comprising two units (units 4 and 5) this block is single storey with a very low pitched (almost flat) transverse gable roof with deep eaves, exposed rafter ends and concealed gutters. Entry to each unit is along the southern elevation with the entry doors protected by a projecting flat roofed porch supported by slender steel posts. Windows are typically floor to ceiling to the living rooms and bedrooms. The living spaces for each unit are orientated towards the north and open onto private courtyards. Directly behind these courtyards and separated by a wide gravel drive is block C. Comprising units 6 and 7, Block C is identical in design to Block B although the entry porch roofs are cantilevered rather than supported by steel posts. Block D is to the east of Block C and separated by a flat roofed carport for six cars. The roof of the carport appears to hover above a brick wall running along its rear northern side while along its southern side it is supported by slender steel posts with the front edge of the roof being an open pergola.

Block D comprises six two storey units (units 8–13) and is constructed of light grey concrete bricks with a flat roof. When viewed from the south the block appears as an austere terrace row with evenly spaced vertically proportioned windows at the upper and ground level and flat roofed cantilevered awnings over the paired front doors. Unlike the single storey blocks in the development, Block D has no eave overhang. Each unit is designed with its ground floor living space and first floor main bedroom facing north. To maximise northern light the northern wall of each unit is a double-storey glazed curtain wall with an opaque pale blue spandrel panel at first floor level and fitted metal shade awing.

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Running north–south and at the eastern end of Block D, Block E comprises four single storey units (units 14–17). Detailed in a similar fashion to Blocks B and C, Block E features light grey concrete brick walls, very low pitched (almost flat) hip roof, exposed rafter ends and large walls of glazing to their easterly courtyards. The entry to each unit is demarcated by a flat roofed porch which joins to the eastern wall of block D (units 14 and 15) and to the eastern wall of the central carports (units 16 and 17)

Each unit has a designated car parking space in one of the adjoining four communal carports located across the site. The carports are discreetly designed with screening walls of light grey concrete brick walls and have low slung flat roofs supported by slender steel posts and open pergola fronts to allow for the growing of climbing plants.

The design of the complex is enhanced by its established garden setting. This includes a combination of gravel and asphalt drives that meander through the site amongst garden beds of layered mostly exotic vegetation, and exotic and Australian native trees. Features of note include the volcanic rock roundabout, early Knottywood signs, light grey concrete brick out buildings and screening walls, and several large established tees (including Moreton Bay Fig, Lilly Pilly, Chestnut-leaved Oak)

Key features of the building and landscape include:

- the planned landscape and siting of four individual unit blocks (three single storey; one double storey) and four carport structures across the site.
- the individual private courtyards to each unit
- light grey concrete brick walls with the patten of window and door openings
- very low pitched (almost flat) transverse gable roofs with deep eaves, exposed rafter ends and concealed gutters (blocks B, C and E)
- projecting flat roofed porches supported by slender steel posts (Block B); other porches cantilevered (Block C and D) or linked to other structures (Block E)
- flat roof with no eave overhang (south elevation) to Block D
- two storey glazed curtain wall with an opaque pale blue spandrel panel at first floor level and fitted metal shade awing (Block D)
- the gravel and asphalt drives that meander through the site amongst densely planted garden beds in layers of established planting, comprising mostly exotic shrubs and understorey and exotic and Australian native trees.
- volcanic rock roundabout, early signage, light grey concrete brick out buildings and screening walls, and several large established tees.

Integrity

63 Wattle Road, Hawthorn, is largely intact with few changes visible to original or early fabric. The units retain their original built form, flat or very low-pitched roofs, eaves detail, pattern of window and door openings, walls of light grey concrete bricks, walls of glazing and individual courtyards.

The integrity of the place is enhanced by the retention of its original site planning and landscape elements which include a combination of gravel and asphalt drives that meander through the site

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amongst garden beds of exotic and indigenous shrubs and small trees. Features of note included the volcanic rock roundabout, early Knottywood signs, light grey concrete brick out buildings and screening walls, and several large established tees. Overall, the place is of very high integrity.

Comparative Analysis

The 'Knottywood' Units represent an early exemplar of medium density residential housing in a distinctly modernist aesthetic. Modernism offered an alternative to postwar housing styles of the time, many of which were simply scaled-down versions of the 1940s prototypes. The informality of open floor plans, and the relationship between interior spaces and the landscape setting, fitted comfortably within the Australian context, and this, coupled with a simplicity of structure and minimisation of decoration, worked at a time when demand for housing was high, building materials were in short supply, and money short to spend on housing. Unlike many other Modernist architects in Australia, Roy Simpson was 'committed to the idea that modernism might be able to embody civic values and be able to provide appropriate public urban space' (Goad and Willis 2012:630). Simpson had already been involved in the Housing Commission of Victoria at Hotham Gardens project in North Melbourne (1958–61), working alongside notable architects including Graeme Gunn, who later designed for the influential project house building firm of Merchant Builders in 1965 (Goad and Willis 2012:451).

In addition to being a fine architect, Simpson was also an accomplished landscape planner (Goad and Willis 2012:630), and his landscape setting of 'Knottywood' Units both reflect the broader landscaping trends of the 1950s and 1960s and enhance the amenity of the units. Landscaping of this period adopted a distinct aesthetic relationship to architecture with house designs increasingly being informed by the topographic setting. Departing from the traditional concept of the house as an isolated object bound by a polished front garden and more utilitarian backyard, the postwar period started to see many suburban gardens take on a less cultivated appearance. Changes to established landscaping techniques included the loss of the boundary fencing and greater tendency to leave plantings in their natural shape, as well as the use of Australian native plantings. Yards became zoned for outdoor living, largely focusing on privacy, comfort and leisure, with a more effective link between the indoors and outdoors (Goad 2002:253).

Unit development in Boroondara

The subdivision of large allotments in Hawthorn in the 1930s and 1940s led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded mostly by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (Gould 1993:62; Built Heritage 2012:130,132).

The introduction of Company title and Stratum title after the Second World War enabled flats to be sold individually for the first time. This was promoted as 'buy your own' or 'own your own'. With the post-war housing shortage flats were promoted as a means of quickly solving the housing crisis and this encouraged the development of higher density developments (Context 2012:17).

The self-ownership, or 'own-your-own' (OYO), model came in response to the problem of inflated building costs, which prevented economic return on investment in flats for rent (*Construction*, 21 April 1954:32). The state's first block of OYO flats were built in Hawthorn in 1949 (Heritage Alliance 2008:23). Another OYO medium density design, the maisonette, was a popular alternative to the single-level flat, and was succeeded in the post-war era by townhouse or villa unit development.

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(Context 2012:17). Villa units (or units) and townhouses were generally low-rise dwellings, either single or double storey, and typically larger than apartments and maisonettes. They shared common driveways but had their own carport entry, as well as private gardens or courtyards.

Identified in Boroondara's Thematic Environmental History as demonstrating Boroondara's postwar apartment boom, the multi-unit site planning employed by Simpson at 'Knottywood' appears to have been one of the earliest, if not the earliest example of this building typology within Boroondara.

A comparable example was constructed five years later in Kew, to a design by notable architect Graeme Gunn in collaboration with project house building firm Merchant Builders. These are the only example of a unit/townhouse development in the Heritage Overlay in the City of Boroondara.

Figure 20 'Townhouses', 76 Molesworth Street, Kew (HO325), built in 1969. Graeme Gunn architect. (Source: VHD 2005)

'Townhouses' at 76 Molesworth Street, Kew, is a group of six dwellings designed by notable architect Graeme Gunn and built in 1969 by building firm Merchant Builders. The distinctive residential design sits on a sloping site, with each two-storey dwelling arranged around a central driveway in a landscaped native garden setting. Constructed from grey concrete block and unplaned timber in a loosely brutalist design, the bold design would characterise many architect-designed homes over the coming decade. The townhouse design won an RAIA Bronze Medal in 1970 and is one of only four Boroondara residential projects to receive the medal.

Other unit developments by Roy Simpson

Like many other large land holdings in the area, 63 Wattle Road, Hawthorn was subdivided in the 1960s for the construction of medium density housing. Architect Roy McCowan Simpson was very familiar with the site, having lived in the 'Knottywood' house as a child. At the time of their construction Simpson was concurrently involved in designs for a variety of different models of medium density housing each demonstrating Simpson's skill in combining different housing types according to their different urban and landscape setting. These included 'Troon' flats in Toorak, designed in conjunction with John and Phyllis Murphy (1959–60, 'Fairlie' Flats in South Yarra (1961) and the housing Commission of Victoria development at Hotham Gardens, North Melbourne (1958–61) undertaken in association with Grounds, John Mockridge, John and Phyllis Murphy and PF Pearce (Goad and Willis 2012:630).

Of these, only 'Troon' flats in Toorak are most closely comparable to the subject site. Built in 1961, 'Fairly Flats' are a nine-storey block of Modernist flats overlooking the Royal Botanic Gardens and one of the earliest luxury high-rise blocks of flats in Melbourne. Hotham Gardens consists of one, two and three bedroom apartments spread across four low rise blocks set within landscaped gardens designed by influential Australian landscape architect Beryl Mann.

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Figure 21 'Troon', 746 Orrong Road, Toorak, constructed in 1964 to a design by Roy Simpson.(recommended for detailed assessments in stage 1 (Source: VHD/Context 2011)

'Troon', 746 Orrong Road, Toorak is a complex of apartments constructed in 1964 to a design by Roy Simpson. The complex is made up of two distinct types of dwellings, the first being north-facing flats with balconies above the garages, and the second garden apartments orientated east-west which incorporate enclosed courtyards. The modernist design is expressed through a limited material palette, with grey bricks, large areas of glazing, balconies with unadorned metal balustrades and a flat roof design.

Unit developments outside City of Boroondara

Outside of the City of Boroondara, the most comparable unit development to 'Knottywood is Winter Park', 137–141 High Street, Doncaster (VHR H1345, HO83), constructed between 1970–1974 by Merchant Builders.

Figure 22 'Winter Park', 137–141 High Street, Doncaster (VHR H1345, City of Manningham HO83), constructed between 1970–1974 by Merchant Builders. (Source: VHD/Context 2005)

'Winter Park', 137–141 High Street, Doncaster, was constructed in two stages between 1970–1974 by notable building firm Merchant Builders. The project of twenty detached houses with individual private courtyards emphasised the importance of environmentally sensitive construction which integrated dwellings within both the natural landscape and communal open space. The landscape planting retained its large eucalypt trees and also incorporated stone retaining walls, boulders and native plantings. A pioneer of cluster title subdivision, 'Winter Park' won an RAIA Award Citation in 1975.

Discussion

When compared to 76 Molesworth Street, Kew (HO325) and Winter Park', 137–141 High Street, Doncaster (H1345, HO83), 63 Wattle Road, Hawthorn compares well as a highly intact, early example of a modernist medium density townhouse unit complex. Each of these early unit developments pioneered the concept of multi-unit housing in which the traditional suburban subdivision pattern of freestanding individual houses on their own piece of land was reinvented. Introducing the notion of

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'clustered' housing, they all utilised the central idea of free sitting houses within communal open spaces to achieve an integration of the built environment with the most efficient use of land.

While Winter Park is widely acknowledged as being influential in encouraging the Victorian Government to introduce the Cluster Titles Act 1974, it is particularly noteworthy that these ideas were being successfully executed by Simpson at 'Knottywood' as early as 1961, more than a decade earlier.

All three of these unit developments demonstrate key characteristics of modernist architecture albeit in slightly differing variations. Simpson's 'Knottywood' utilises a striped back Modernist aesthetic that incorporates very low-pitched roofs with exposed rafter ends, sheer wall planes of grey concrete blocks and large window walls of glass; the architectural expression of which aligns with the concept of a regional Melbourne style introduced by architect Robin Boyd, in 1947. Boyd called for an architecture that was simple, light and fresh with an unpretentious elegance; a regional expression of International Modernism. In contrast, at Molesworth Street, Kew, Graeme Gunn utilises characteristics of the emerging influence of a Brutalist aesthetic that gained popularity during the 1960s and 1970s while at Winter Park Gunn's designs appear to have been influenced by Sydney-based architect Ken Woolley's Sydney School of architecture with their steeply pitched skillion roofs and rustic brickwork.

63 Wattle Road, Hawthorn also compares to 'Troon', at 746 Orrong Road, Toorak, which employs a similar design aesthetic in its choice of grey concrete block, flat roofs, sheer wall planes and large window walls of glass. Although somewhat more conventional in planning than 'Knottywood', 'Troon' also explores the concept of early multi-unit developments featuring a long two-storey block of flats looking north over the car area, with a string of units behind, which face side courts, with bridge access over a heavily-planted walkway.

In conclusion 'Knottywood' Units are one of the earliest examples of a medium density 'own-your-own' residential townhouse developments in the City of Boroondara. The units are distinguished by their sophisticated use of a stripped back modernist design aesthetic and their radical site planning which reinterprets traditional suburban subdivision patterns by free sitting modular 'blocks' within communal open landscaped spaces.

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).

63 Wattle Road, Hawthorn, planned and built between 1961 and 1964, is of local historical significance as one the earliest (if not the earliest) examples of a medium density 'own-your-own' residential unit development in the City of Boroondara. Its radical planning of positioning varying blocks of units across the site within connecting landscape gardens challenged the traditional concept of a single house on a quarter acre block and notably predates the introduction of the *Cluster Titles Act 1974* by ten years.

63 Wattle Road, Hawthorn, is of local historical significance for the evidence the site layout and the units provide of Boroondara as a locus for fine, leading architect-designed public and private buildings from the 1850s into the postwar period. Designed by noted Melbourne architect Roy Simpson, it

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exemplifies the development pattern of medium density residential housing across the municipality, which intensified following the postwar subdivision of previously large estates.

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).

63 Wattle Road, Hawthorn, is of local aesthetic significance as a notable example of a multi-unit development designed by prominent architect Roy Simpson in the Modernist style. Unique for its time, the site is carefully planned with blocks of units carefully placed within a landscape setting. Reflecting broader landscape trends of the 1950s and 1960s, and departing from the traditional concept of the house as an isolated object bound by a polished front garden, the landscape includes a combination of gravel and asphalt drives that meander through the site with densely planted garden beds and an almost sculptural use of planting to connect the unit blocks and integrate the built form and landscape. This setting enhances the amenity of the units. Aesthetic significance is also derived from the units themselves which have a simplicity of structure and minimisation of decoration that reflects the influence and regional expression of International modernism.

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?

63 Wattle Road, Hawthorn, designed by architect Roy Simpson, is significant.

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Elements that contribute to the significance of the place include:

- original planned landscape and siting of four individual unit blocks (three single storey; one double storey) and four carport structures across the site.
- individual private courtyards to each unit
- light grey concrete brick walls and original patten of window and door openings
- very low pitched (almost flat) transverse gable roofs with deep eaves, exposed rafter ends and concealed gutters (blocks B, C & E)
- projecting flat roofed porches supported by slender steel posts (Block B);
- cantilevered porches (Block C and D)
- porches linked to other structures (Block E)
- Flat roof with no eave overhang (south elevation) to Block D
- two storey glazed curtain wall and the opaque pale blue spandrel panel at first floor level and fitted metal shade awing (Block D)
- the gravel and asphalt drives (fabric and layout)
- densely vegetated garden beds and established vegetation
- volcanic rock roundabout, early signage, light grey concrete brick out buildings and screening walls.

How is it significant?

The 'Knottywood' Units are of historical and aesthetic significance to the City of Boroondara.

Why is it significant?

63 Wattle Road, Hawthorn, planned and built between 1961 and 64, is of local historical significance as one the earliest (if not the earliest) examples of a medium density 'own-your-own' residential unit development in the City of Boroondara. Its radical planning of positioning varying blocks of units across the site within connecting landscape gardens challenged the traditional concept of a single house on a quarter acre block and notably predates the introduction of the Cluster Titles Act 1974 by ten years. (Criterion A)

63 Wattle Road, Hawthorn, is of local historical significance for the evidence the site layout and the units provide of Boroondara as a locus for fine, leading architect-designed public and private buildings from the 1850s into the postwar period. Designed by noted Melbourne architect Roy Simpson, it exemplifies the development pattern of medium density residential housing across the municipality, which intensified following the postwar subdivision of previously large estates. (Criterion A)

63 Wattle Road, Hawthorn, is of local aesthetic significance as a notable example of a multi-unit development designed by prominent architect Roy Simpson in the Modernist style. Unique for its time, the site is carefully planned with blocks of units carefully placed within a landscape setting. Reflecting broader landscape trends of the 1950s and 1960s, and departing from the traditional concept of the house as an isolated object bound by a polished front garden, the landscape includes a combination of gravel and asphalt drives that meander through the site with densely planted garden beds and an

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almost sculptural use of planting to connect the unit blocks and integrate the built form and landscape. This setting enhances the amenity of the units. Aesthetic significance is also derived from the units themselves which have a simplicity of structure and minimisation of decoration that reflects the influence and regional expression of International modernism. (Criterion E)

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

Identified by:

GML Heritage 2022.

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Age, as cited.

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MMBW Detail Plan No. 1484, City of Hawthorn, 1902–1903 (State Library Victoria).

Nearmap, as noted.

Sands & McDougall (S&McD) Directory 1935.

Yuncken Freeman Architects collection. The University of Melbourne Archives, https://library.unimelb.edu.au/asc

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82–84 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 82–84 Wattle Road, Hawthorn 3122

Name: Carola (84) & Olinda (82)	**Survey Date:** December 2021
Place Type: Residential	**Architect:** unknown
Grading: Significant	**Builder:** unknown
Extent of Overlay: To title boundaries	**Construction Date:** 1879

Figure 1 82–84 Wattle Road, Hawthorn. 84 Wattle Road is on the left, and 82 Wattle Road is on the right. (Source: GML 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).

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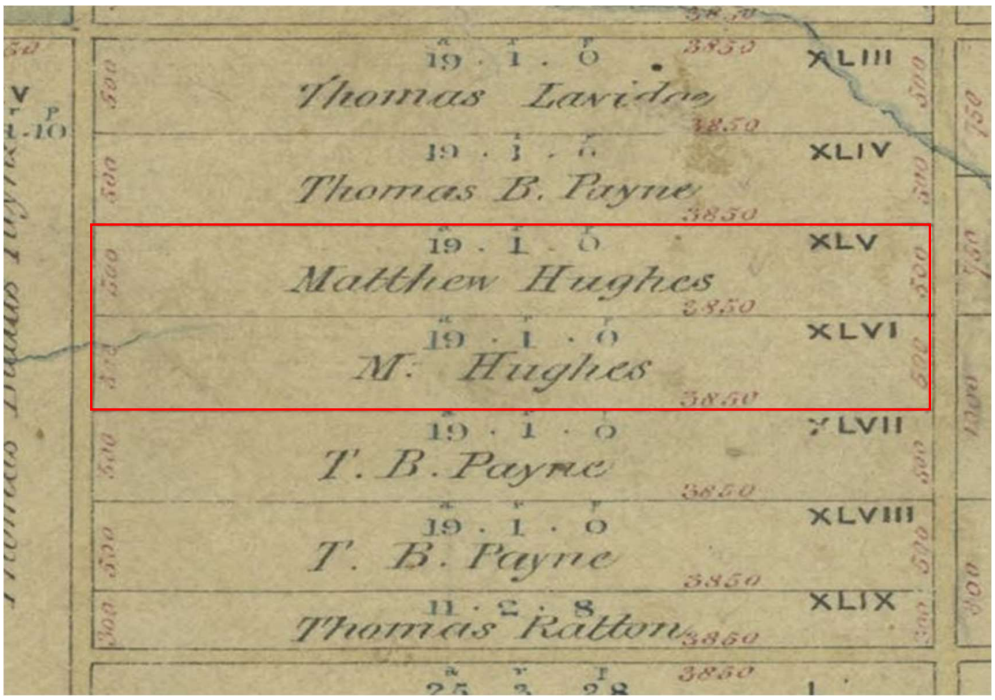

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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(*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.

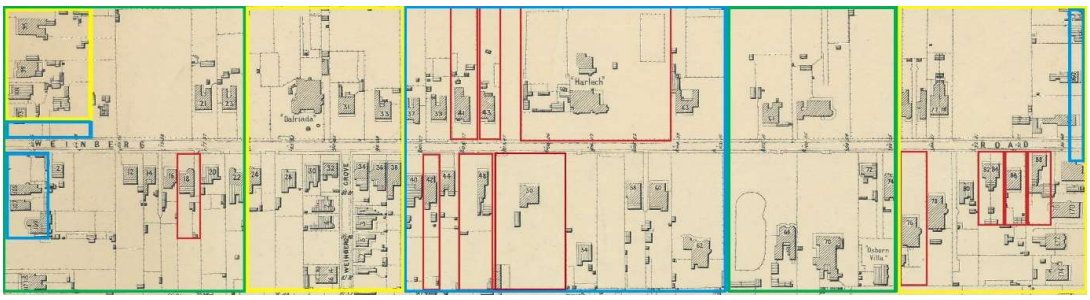

Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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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

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Victorian houses and the construction of multi-unit developments and, more recently, substantial blocks of apartments.

Place History

82–84 Wattle Road, Hawthorn is on the south side of Wattle Road, between Glenferrie Road and Ardene Court. The terrace pair was built in 1879 for jeweller Joseph Stokes.

The land occupied by Wattle Road and adjacent streets was surveyed as Crown allotments 45 and 46 in the Parish of Boroondara and first offered for sale in 1843. In 1851, allotments 45 and 46 were sold to Edward Kobelke, who then sold a third to Christian Finger and a third to Johann Fankhauser. (McWilliam 1997:30).

Further subdivision of these early allotments saw Henry Hearne, gentleman, acquire a lot originally owned by Johann Fankhauser in June 1878 (CT V1033 F500) (Figure 4). The allotment stretched between Weinberg Road (later Wattle Road) and a portion of Glenferrie Road to the east and was subdivided again over the next 5 years. Jeweller Joseph Stokes acquired one of the six new allotments in December 1878 (CT V1033 F500; Figure 5), and had the pair of terraces built in 1879. The terraces may have been designed by Fitzroy-based architect James Wood, following a call for a tender in April 1879 for two houses in Weinberg Road (*Argus*, 2 April 1879:3). Joseph Stokes resided in 84 Weinberg Road by January 1880 and rented 82 to another jeweller, George Sharp (McWilliam 1997:59).

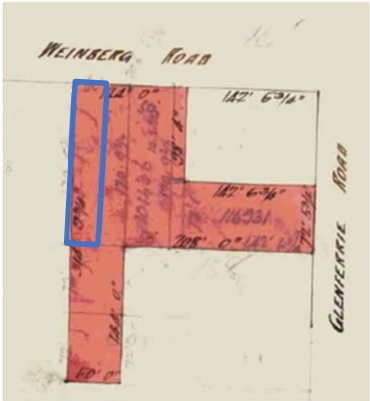

Figure 4 Allotment (in red) purchased by Henry Hearne in 1878. The 60-foot parcel purchased in the same year by Joseph Stokes is outlined in blue. (Source: CT V1033 F500 with GML overlay)

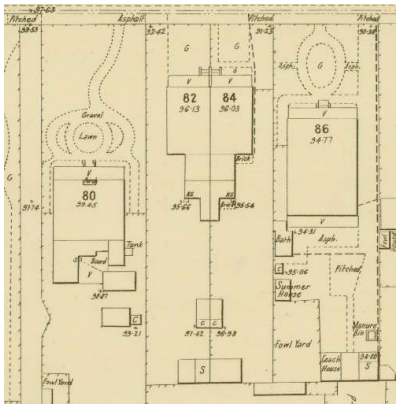

Figure 5 Detail from Melbourne & Metropolitan Board of Works detail plan No.1484, City of Hawthorn, 1902, showing 82 and 84 Weinberg Road as separate residences. Two smaller structures sit behind the main dwellings, marked ‘c’ (closet) and ‘S’ (stable). (Source: State Library Victoria)

Joseph Stokes sold the property the year after its construction in 1888, and the combined property changed hands several times between 1888 and 1950 (CT V1389 F633, CT V1389 F633, CT V1389 F633).

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By 1898 each half of the terrace had been named, with 82 Weinberg Road recorded as ‘Carola’ and 84 Weinberg Road as ‘Olinda’ (RB).

Longer-term tenants at number 82 included ‘Seedsman’ Robert Purves (1901 – c.1910), Frank Lilley (c.1915 to mid-1920s) and J. Grimmond (c.1940 to c.1950). Number 84 was used briefly as a ladies’ school in the late nineteenth century (McWilliam 1997:59).

In 1950 sisters Queenie Irene McCrorey and Gwendoline Rebecca Dorman McCrorey purchased the terrace pair and split the title in November 1951 (CT V1389 F633, Figure 6).

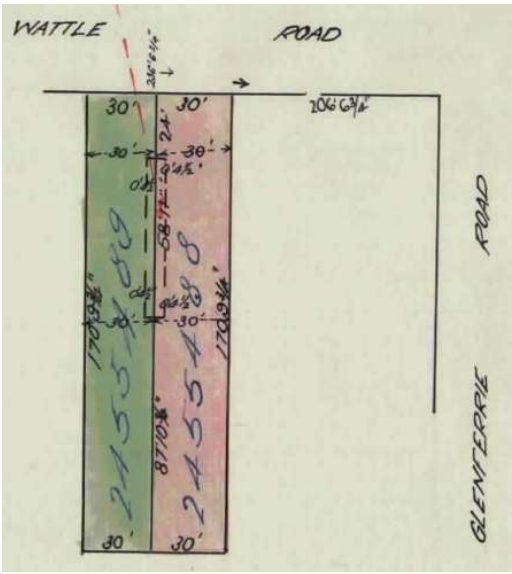

Figure 6 Certificate of Title showing the 60-foot allotment divided into two 30-foot allotments in 1951. (Source: CT V1389 F633)

82 Wattle Road

New owner Queenie McCrorey lived in 82 Wattle Road until her death in 1976, when her sister Gwendoline inherited the subject site (CT V7806 F030). Gwendoline rented out no. 82 until she sold it in 1985. Since 1985 the house has been sold three times.

A carport was added to the property in 1964 (since demolished), Alterations and additions were made in 1979 and again in 1993, both times to the rear of the property. An in-ground pool was built in 1985.

84 Wattle Road

Gwendoline McCrorey rented out 84 Wattle Road after purchasing it in 1950 (S&McD 1950–1974). After inheriting no. 82 from her sister in 1976 she appears to have rented out both houses until selling them in 1985–86. After 1986 the house changed hands several times in quick succession.

A carport was added to the property in 1961 (since demolished). Alteration and additions were made in 1986 and again in 1988, both times to the rear of the property.

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Figure 7 The subject site in 1945, outlined in blue. (Source: LANDATA with GML overlay)

Figure 8 The subject site in 2022. Note the single-storey extensions to the rear of both properties, which are not original. (Source: Nearmap)

Description

82–84 Wattle Road, Hawthorn, is a double-storey brick Victorian Italianate terrace pair is located on the southern side of Wattle Road, between Ardene Court and Glenferrie Road, the terrace pair are well set back from the street. The front garden boundaries (front and shared) are defined by a mid-height scallop-topped timber picket fence with cast iron capitals to the fence posts.

Constructed of bichromatic brick work, the terrace pair are symmetrically arranged, presenting as a single house under a continuous slate hipped roof with brick eaves brackets. The pair are distinguished by their double-storey verandah which runs across both houses and is broken mid-way by a brick party wall embellished with applied console scrolls and a protruding boss mould. Slender timber verandah posts support fine cast iron work which includes a separate frieze, corner brackets and balustrade.

Key features of the building and landscape include:

- garden setting with set back off the street;
- symmetrical built form designed to appear as a single house;
- bichromatic brick walls;
- slate hipped roof with shallow boxed eaves and brick eaves brackets;
- bichromatic brick chimneys;
- original pattern of fenestration and timber joinery;

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- tripartite timber sash windows and timber double-hung sash windows;
- double storey verandah with cast iron frieze and balustrade.

Alterations and additions include:

- rear extensions (both dwellings);
- Inground swimming pool (82 Wattle Street).

Integrity

82–84 Wattle Road, Hawthorn is a highly intact terrace pair with very few changes visible to original or early fabric. The building retains its original built form, original roof form, bichromatic brick walls and window and door openings and joinery. Original details include the tripartite and double-hung timber sash windows and the verandah with cast iron frieze and balustrade.

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.

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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 typology of two-storey semi-detached residences (terrace pair) is unusual in Hawthorn and Boroondara more broadly, where the detached house was the more typical form. Only two examples of individually significant two-storey semi-detached residences could be identified in Hawthorn:

Figure 9 106 and 108 Riversdale Road, Hawthorn (HO474) built in 1887. (Source: VHD Lovell / Chen 2006)

'Glendale' and 'Cleverdon House' at 106 and 108 Riversdale Road, Hawthorn, are of local historical and architectural significance as a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large, detached residence) is unusual in Boroondara, the houses otherwise adopt generally typical Victorian Italianate forms and detailing.

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Figure 10 238–244 Bakers Road, Hawthorn (HO437), 1889. (Source: VHD Lovell Chen 2006)

The group of late 1880s terraces at 238–244 Barkers Road, Hawthorn, is of historical and architectural significance at a local level. The group is a striking quartet on a prominent street, and comparatively rare as a building type in this part of Hawthorn. The group shares a lively parapet treatment, with the lightness and floral detailing of the parapets well matched to the solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is also unusually generally consistent across all four.

Further afield, in neighbouring Kew, there are three individually significant examples of terrace housing on the Heritage Overlay.

Figure 11 14–16 Princess Street, Kew (HO522), built in 1889–90. (Source: GML Heritage 2022)

14–16 Princess Street, Kew, is of local historical and architectural significance as an externally generally well-preserved and prominent pair of terrace houses dating from the late Boom period. As stuccoed two-storey terrace houses, they are also relatively unusual in the Boroondara context. Distinguishing architectural details include the prominent parapet dominated by two central mouldings with semicircular clamshells; the mirrored treatment of the elevations; the use of bracketed scroll consoles, moulded string courses, and vermiculated panels and rosettes; verandah friezes; piers and wing walls; and a palisade fence on a bluestone plinth.

Figure 12 335–35 Princess Street, Kew (HO334) built in 1892. (Source: VHD / Lovell Chen 2006)

33–35 Princess Street, Kew, are of local historical and architectural significance. The houses form a fine, imposing and reasonably intact example of a two-storey Victorian Italianate terrace pair, a relatively uncommon building typology for Kew.

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Figure 13 25–27 and 29–31 Gellibrand Street, Kew (HO529), built in 1889. (Source: VHD / Lovell Chen 2005)

25–27 and 29–31 Gellibrand Street, Kew, are of local historical and architectural significance. They form a fine, imposing and reasonably intact example of a two-storey Victorian terrace row, a relatively uncommon building typology for Kew. The association of the building with Melbourne architect John Beswicke is of interest, although not of particular note in this context.

Discussion

In comparison to the above examples, 82–84 Wattle Road compares well as a highly intact representative example of an Italianate terrace pair built in the 1870s or 1880s. As with the other examples, the double-storey pair of houses exhibits key features associated with that building type, including the hipped slate roof, brick eaves brackets, double-storey cast iron verandah, tripartite timber sash windows and face brick chimneys.

What distinguishes them and adds interest to what is otherwise a relatively conventional Italianate design is that the pair of houses has been designed to appear as a substantial single residence. This is directly comparable to 106 and 108 Riversdale Road, Hawthorn (HO474). 82–84 Wattle Road is also distinguished by the setting, with a more substantial front garden setback and side and rear setbacks than is typical of the type and of the other examples in the Heritage Overlay. This reinforces the illusion that they are a single residence and allows them to sit comfortably within a streetscape of villas set in private gardens. The pair also appears to be one of the earliest surviving examples of their type in the locality.

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).

82–84 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 in 1878 sold the subject site to jeweller Joseph Stokes, who built the Victorian-era terrace pair in 1879. The pair of houses illustrates the

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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).

82–84 Wattle Road, Hawthorn is of representative significance as a highly intact Italianate pair of two storey houses built in 1879. The typology of the residences (two substantial semi-detached residences set in a garden and designed to appear as a large, detached residence) is unusual in Boroondara. The pair retains important and defining characteristics of typical Victorian Italianate forms and detailing. These include the hipped slate roof, brick eaves brackets, bichromatic brickwork, cast iron verandah, tripartite sash windows and face brick chimneys. (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

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Statement of Significance

What is significant?

82–84 Wattle Road, Hawthorn, built 1879, is significant.

Elements that contribute to the significance of the place include:

- garden setting;
- symmetrical built form designed to appear as a single house;
- bichrome brick walls;
- slate hipped roof with shallow boxed eaves and brick eaves brackets;
- bichrome brick chimneys;
- original pattern of fenestration and timber joinery;
- tripartite timber sash windows and timber double-hung sash windows;
- double-storey verandah with cast iron frieze and balustrade.

How is it significant?

82–84 Wattle Road, Hawthorn, is of local historical and representative significance to the City of Boroondara.

Why is it significant?

82–84 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 in 1878 sold the subject site to jeweller Joseph Stokes, who built the Victorian-era terrace pair in 1879. The pair of houses illustrates 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)

82–84 Wattle Road, Hawthorn is of representative significance as a highly intact Italianate pair of two-storey houses built in 1879. The typology of the residences (two substantial semi-detached residences set in a garden and designed to appear as a large, detached residence) is unusual in Boroondara. The pair retains important and defining characteristics of typical Victorian Italianate forms and detailing. These include the slate hipped roof, brick eaves brackets, bichromatic brickwork, cast iron verandah, tripartite sash windows and face brick chimneys. (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:

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

Identified by:

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

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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).

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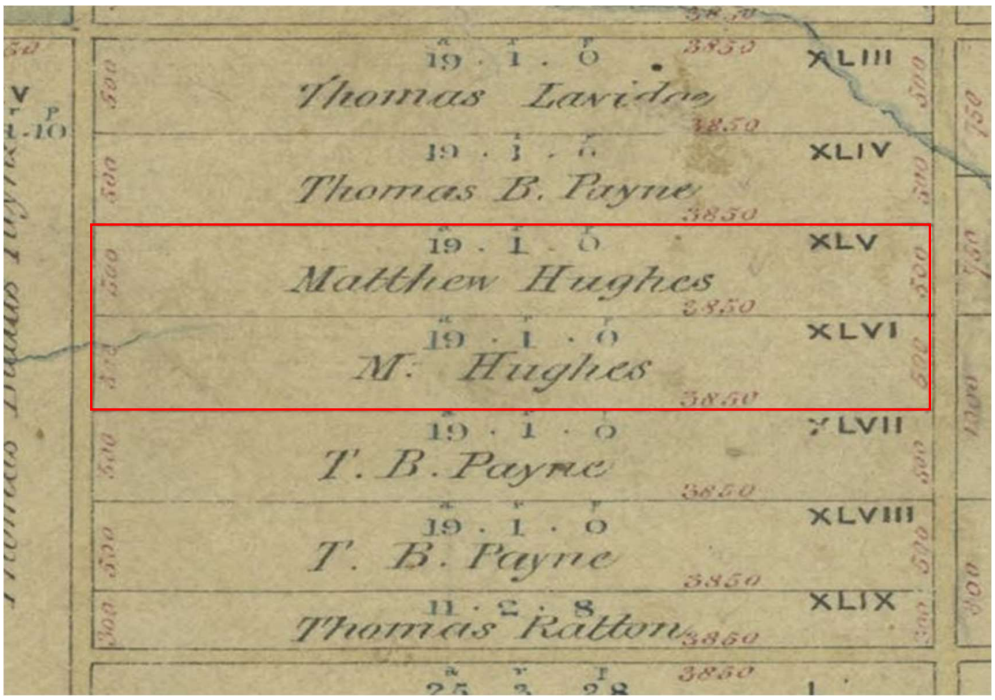

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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(*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.

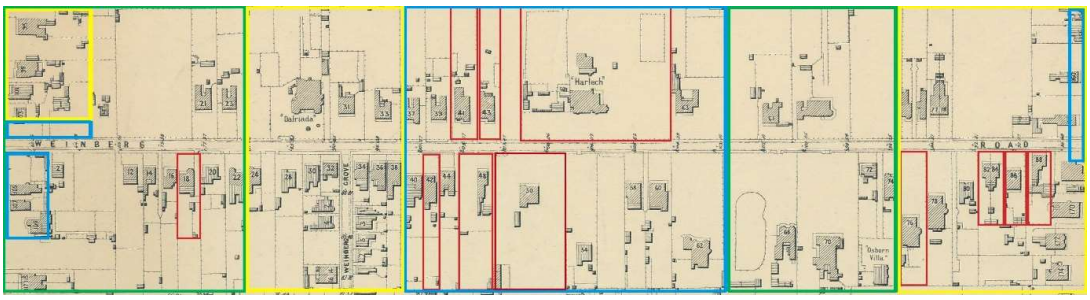

Figure 3 Extract from Melbourne and Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study 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

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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

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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).

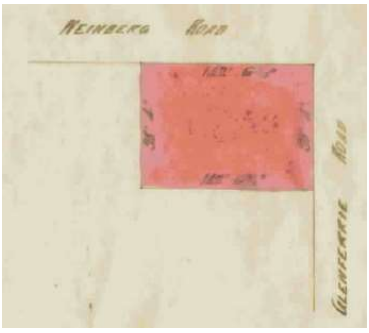

Figure 4 Detail of land purchase by Henry Hearne in 1877. (Source: CT V1002 363)

Lot 1.
All that piece of land having a frontage of 100ft. to
WEINBERG-ROAD,
by a depth of 172ft. on one side and 99ft. on the other, on which is erected that comfortable and substantial
COTTAGE RESIDENCE,
built of brick, formerly the residence of E. J. Prevôt, containing drawingroom (14 x 12), diningroom (22 x 14), bedrooms (12 x 12 and 1 x 12), spare room, kitchen (fitted with new range), and servants'-room with two pantries and bathroom, together with three-stall stable, coachhouse, loft, and man's room at rear, washhouse with copper, fowl-house, with yard well bricked, under which is a large underground tank.
At the rear of this desirable cottage is a first-class croquet-lawn in splendid order.

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)

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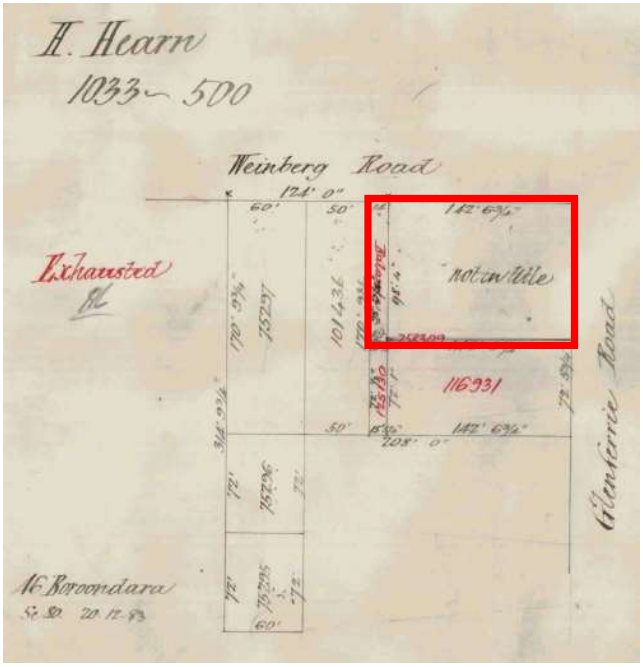

Figure 6 Detail of land purchased by Henry Hearne by 1878. The corner allotment marked 'not in title' had already been purchased by Hearne in 1877. In 1883 Hearne re-drew the boundaries and created a larger corner lot, marked in red, which can also be seen in Figure 7. (Source: CT V1033 F500 with GML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

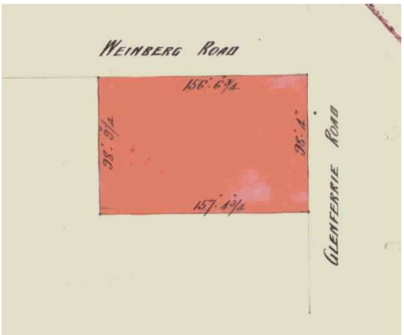

Figure 7 Larger corner allotment owned by Henry Hearne in 1883. (Source: CT V1913 F501)

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).

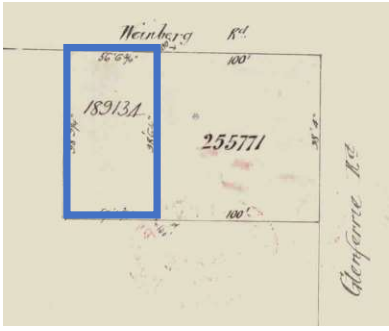

Figure 8 Part of Henry Hearne's allotment (blue outline) purchased by John Ormond in 1887. (Source: CT V1913 F501 with GML overlay)

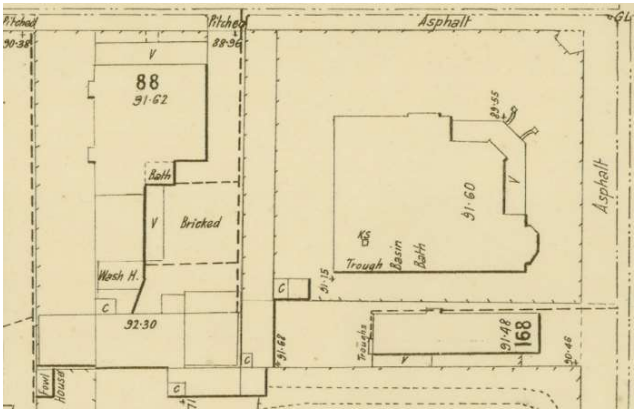

Figure 9 Detail from Melbourne and Metropolitan Board of Works detail plan No.1484, City of Hawthorn, 1902, showing corner site seen in Figure 8 with dwellings and outbuildings in existence by 1902. (Source: State Library Victoria

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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).

Page Twenty-two THE AUSTRALIAN HOME BEAUTIFUL November, 1941

Having made a clean sweep of the verandah and the pittosporum hedge shown in the upper picture, we built a traditional Georgian Colonial porch. Then we moved the small front gate to the centre and created a pair of double gates to match — actually my first job of carpentry.

A House With a History

and how we added a chapter

By REXET

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

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November, 1941 THE AUSTRALIAN HOME BEAUTIFUL Page Twenty-three

Like those on the opposite page, these two photographs were taken from almost exactly the same spot—before and after remodelling. Part of the difference is due to the removal of the palm. But what a change can be effected by a coat of paint and shutters for the windows.

7/6 a pair for the side windows, we felt it would be a blow to our pride as well as our purse if we were forced to pay £10 to have new ones made for the front. Then one day, just as we had decided there was no alternative, I looked up at an old Toorak mansion, which I

it perfectly and helped to cover the vagaries of the old plaster wall.

A cheap and effective covering for the bedroom wall—which we wanted white—was a ceiling paper which had a pattern of silver stars on a white ground. The paperhanger, dear conservative fellow, was aghast at the idea of using a ceiling paper on the walls, but he admitted its effectiveness when

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

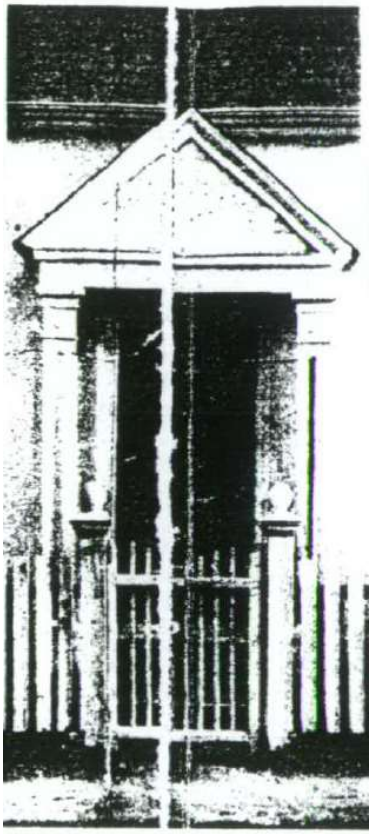

Figure 12 Detail of the new portico which replaced the original verandah. Note the original verandah posts re-used for the porch. (Source: Gould 1992)

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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)

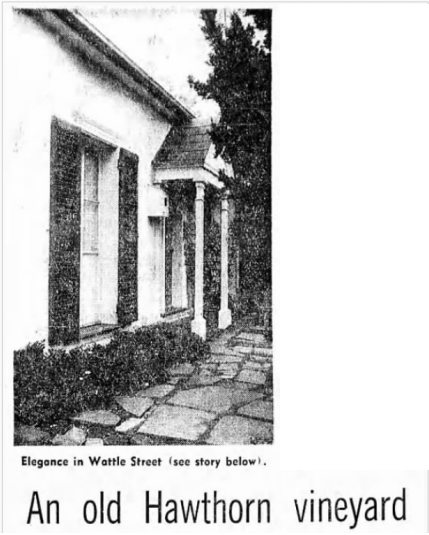

Figure 14 Excerpt from an article published in *The Age* in 1975, describing the history of the house in advance of a sale on the same day. (Source: *Age*, 8 November 1975)

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)

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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;

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- 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.

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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), bult 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.

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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.

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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

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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

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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)

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Grading and Recommendations

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

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

Identified by:

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

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Finchley Court Precinct

Prepared by: GML Heritage

Address: 1–6 Finchley Court, Hawthorn

Name: Finchley Court Precinct	**Survey Date:** April 2022
Place Type: Residential	**Architect:** Unknown
Grading: Significant	**Builder:** Unknown
Extent of Overlay: See precinct map	**Construction Date:** 1941–1945

Figure 1 Precinct map showing contributory properties: Finchley Court, Hawthorn (Source: City of Boroondara)

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).

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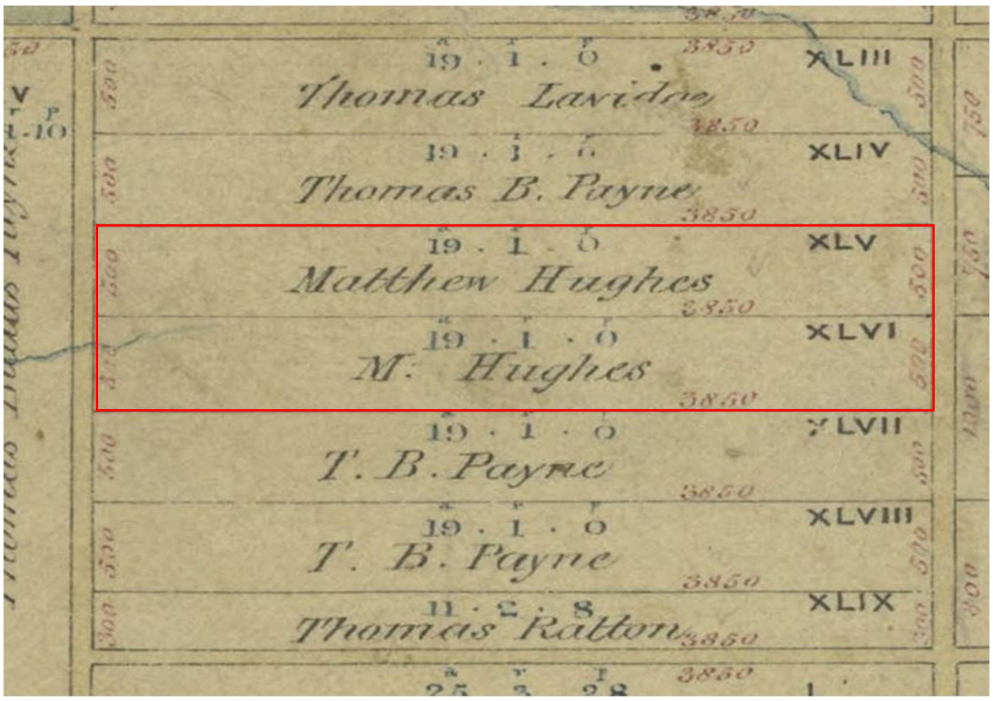

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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).

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 as the land was on a gentle slope, and close to the Yarra River, which provided a ready water supply.

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

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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).

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.

Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906.

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).

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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.

Precinct History

Finchley Court, Hawthorn is on the north side of Wattle Road, between Ardene Court and Glenferrie Road.

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

In the late 1870s William Cleverdon, a solicitor, purchased approximately one acre of Fankhauser's land at the corner of Weinberg (Wattle) Road and Glenferrie Road. At this he erected a house on the land fronting Glenferrie Road (McWilliam 2004: 27). In June 1885 the land was transferred to Alexander McMillan, a squatter (Figure 3) (CT V1706 F131). The land was rated for £100 (RB 1885). Following McMillan's death in July 1897, his land was transferred to the Equity Trustees Executors and Agency Company Limited (CT V1706 F131).

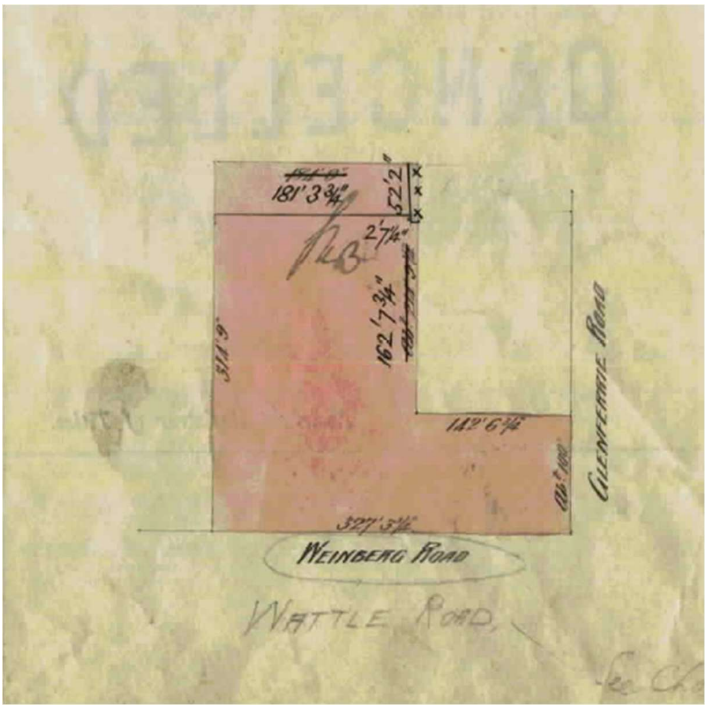

Figure 3 Detail from the Certificate of Title in the ownership of Alexander McMillan 1885 (CT 1706 F131).

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A 1902 detail plan prepared by the Melbourne and Metropolitan Board of Works shows the 1879 dwelling built for William Cleverdon on the portion of land fronting Glenferrie Road, but the subject site remained undeveloped (Figure 4).

In August 1921 the parcel of land was transferred to Millie Glass (CT V1706 F131). A northern portion of the land was transferred to the Department of Education in May 1924 for use by Glenferrie Primary School (Figure 5), but otherwise the land was retained in the Glass family until June 1941, when a portion was transferred to Florence Craig (Figure 6).

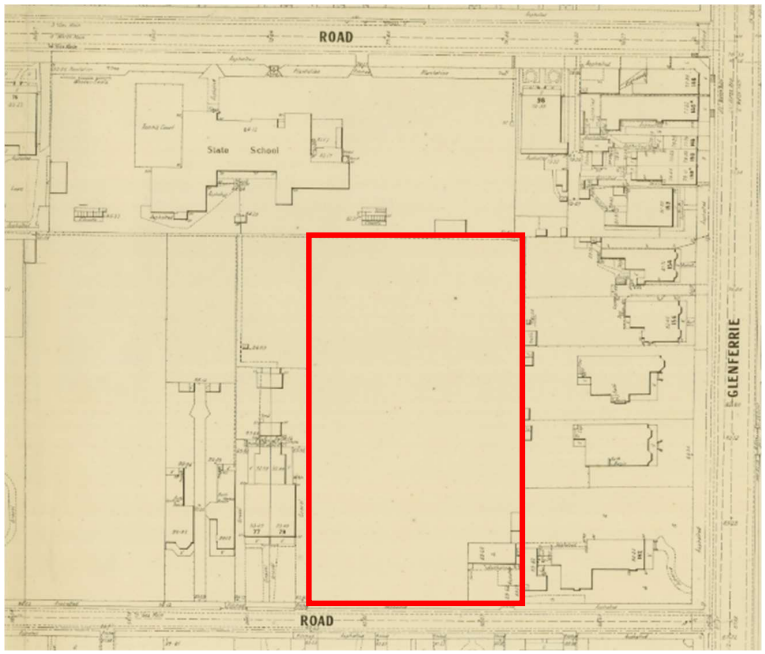

Figure 4 Part of Detail Plan No 1486, City of Hawthorn, 1902, showing that the subject site, denoted in red outline, is undeveloped land. The outbuildings associated with 162 Glenferrie Road, Hawthorn are located at the corner of the subject site. (Source: State Library Victoria)

Attachment 3

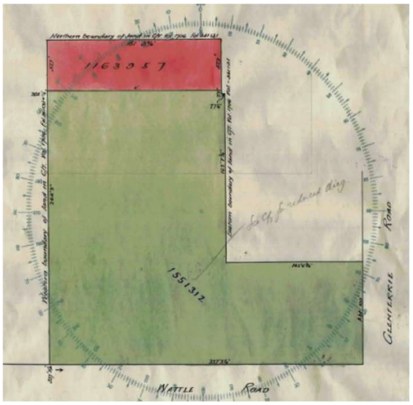

Figure 5 Detail from Certificate of Title V1706 F131 showing the parcel of land (coloured red) transferred to the Education Department (1163957) in 1924. The remaining portion (coloured green) was retained by the Glass family (1551312). (Source: LANDATA)

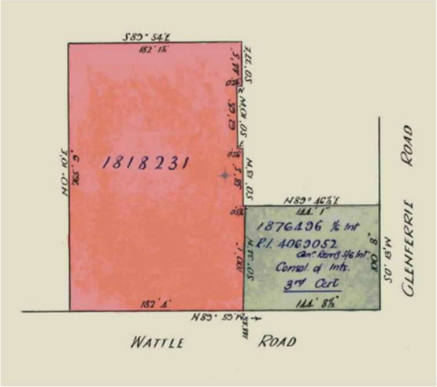

Figure 6 Detail from Certificate of Title V5924 F712 showing the parcel of land (coloured red) transferred to Florence Craig in 1941 (1818231). The remaining parcel of land (coloured green) was retained by the Glass family (1876496) (Source: LANDATA)

In May 1941 a building application was lodged with the City of Hawthorn for the erection of six flats at Finchley Court (BP). Although this was lodged in the month before Florence Craig appeared on the Certificate of Title, she is assumed to be the applicant. The City of Hawthorn called for tenders for the construction of Finchley Court in October 1941 (*Argus*, 4 October 1941: 7), and it must have been completed by April 1942, when a newspaper advertisement for 'Flat 1, Congleton, Finchley Court' appeared in the *Age* (8 April 1942: 8).

Craig subsequently subdivided her parcel of land into six allotments around Finchley Court (Figure 7) (CT V0541 F196). The allotments were sold between August 1942 and December 1949 (Table 1).

Attachment 3

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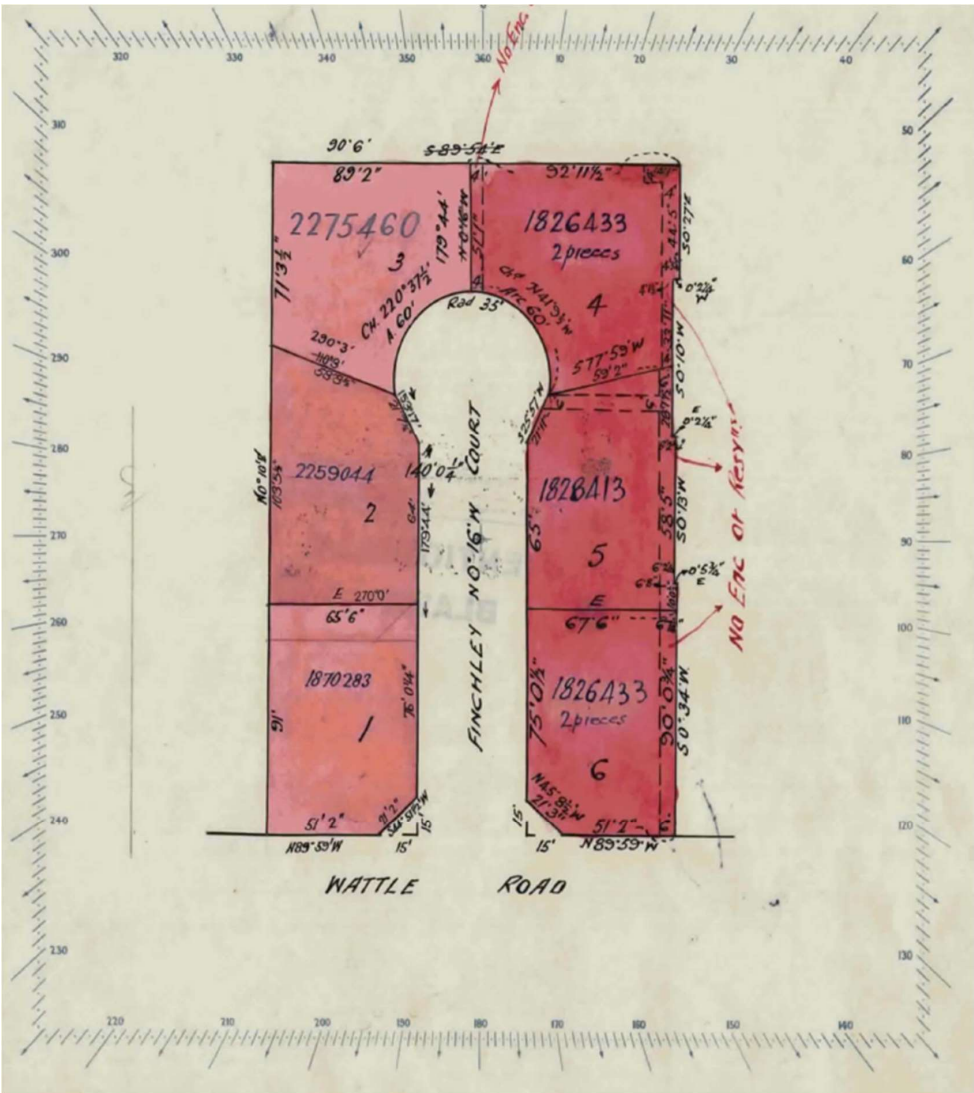

Figure 7 Detail from Certificate of Title V0541 F196 showing the subdivision of Finchley Court in about 1942 (Subdivision No. 16097). (Source: LANDATA)

Table 1 Transfers of allotments on Subdivision Plan No. 16097 as detailed in Certificates of Title V6541 F196 and V6578 F402.

Date	Purchaser	Transfer No.	Lot No.	Street Address
24 August 1942	Edith Isabel Murray	1826433	6	6 Finchley Court
28 August 1942	Edith Isabel Murray	1826433	4	4 Finchley Court
28 August 1942	Emilie Violet Carrick	1828413	5	5 Finchley Court
26 October 1942	Robert Charles Whittaker and Bertram Leslie Whittaker	1870283	1	1 Finchley Court
25 October 1949	Russell Ralph Foreman	2259044	2	2 Finchley Court
19 December 1949	Chaskiel Rozner and Klara Rozner	2275460	3	3 Finchley Court

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Six completed flats are shown on the six subdivision lots in a 1945 aerial photograph (Figure 8). Finchley Court was not listed in the 1942 Sands & McDougall postal directory, but by 1945 the directory listed six flats in the court. They were listed by building name rather than street number: Kingsley Flats; Congleton Flats; and Chester Flats on the western side (lots 1–3), and Cheviot Flats; [Yarrabah] Flats; and Blencartha Flats on the eastern side (lots 4–6) (S&McD 1942 and 1945; *Australian Jewish News*, 12 June 1970: 33). It is therefore assumed that the flats were constructed between 1941 and 1945, and that the allotments were sold with the completed flat.

Figure 8 Aerial image of the Finchley Court subdivision (outlined in red) in 1945. (Source: LANDATA)

Of the six flats, numbers 1, 3, 4 and 5 have been retained in single ownership. Numbers 2 and 6 were registered as strata plans in 1985 and 1983, respectively (CT V9649 F310; V9501 F809)

Description

The Finchley Court Precinct is at Finchley Court, Hawthorn on the northern side of Wattle Road between Glenferrie Road and Ardene Court. It includes six double-storey brick flats.

Finchley Court is a court subdivision which runs north–south from Wattle Road. The asphalt street has concrete kerbing and is lined by mature and semi-mature street trees; the Lilly Pilly trees in the nature strip (*Syzygium smithii*) had been planted by 1945.

The precinct comprises six double-storey walk up flats, all built by the same owner in 1941–45. As a result the group demonstrates remarkable unity and cohesion within the streetscape. All the flats

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reflect design characteristics popular in the interwar years that carried on into the 1940s and 50s. This is characterised by their clinker brick or cream brick construction with hipped terracotta-tiled rooves with overhanging eaves and brick chimneys. 1 Finchley Court is distinctive for the use of various recycled bricks, which creates unique shades and patterns within the exterior walls.

The aesthetic of the flats reflects the austerity of the time, a result of wartime restrictions and materials and labour shortages. Because of this austerity the flats are reserved in their detailing. However, there are some restrained decorative elements, such as dark brick banding at the building base and at window sills and lintels, brick quoining, and decorative metal hand rails to external stairs. All have timber-framed windows, including sash and double-hung sash windows (some with horizontal glazing bars) and tripartite windows. Some external entries have flat concrete canopies.

Although the group shows a remarkable unity in materials and design style, each building expresses subtle differences in external form and orientation. The flats within the precinct are both symmetrical and asymmetrical in form, with a mix of internal or external staircases to the second storey. This results in a lively sense of individuality alongside common design characteristics, decorative detailing, and materiality.

Most of the flats do not have front or common side boundary fences, and there are groups of letterboxes in brick piers at Nos 1, 2, and 5. Each flat building has a garden setting characterised by an openness to the street, lawns, ornamental gardens, and hedges. Driveway crossovers and parking areas are provided at the sides of the buildings, which reflects the site layout in 1945. No 3 retains its distinctive semi-circular pathway in the front garden that can be seen in the 1945 aerial image. An original concrete strip driveway and brick garage remains at number 1. There is a recently built free-standing carport at No 6 and modern front fences at Nos 3 and 4.

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Figure 9 1 Finchley Court. (Source: GML Heritage 2021)

Figure 10 1 Finchley Court (Source: GML Heritage 2021)

Figure 11 2 Finchley Court (Source: GML Heritage 2021)

Figure 12 2 Finchley Court (Source: GML Heritage 2021)

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Figure 13 3 Finchley Court (Source: GML Heritage 2021)

Figure 14 3 Finchley Court (Source: GML Heritage 2021)

Figure 15 4 Finchley Court (Source: GML Heritage 2021)

Figure 16 4 Finchley Court (Source: GML Heritage 2021)

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Figure 17 5 Finchley Court (Source: GML Heritage 2021)

Figure 18 5 Finchley Court (Source: GML Heritage 2021)

Figure 19 6 Finchley Court (Source: GML Heritage 2021)

Figure 20 Finchley Court (Source: GML Heritage 2021)

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Integrity

The Finchley Court Precinct has high intactness and integrity, with few changes to the original or early elements of the flats. Overall, the visual cohesion of the group is strong, with all dwellings being largely intact and each retaining key characteristics of their design and construction. Stylistically restrained the flats clearly reflect the austerity prevalent in the late interwar years, and into the 1940s and 50s. All flats retain their original built form, roof form, internal and external stair cases with decorative balustrades, materiality and pattern of fenestrations. They all retain their original timber-framed windows. The group mostly retains its original garden setting and some elements of their original layout, including driveway crossovers, an original driveway and garage at No 1, spaces for parking at the sides, and banks of letter boxes within matching brick piers. The modern front fences at Nos 3 and 4 are visually intrusive but are removable.

Comparative Analysis

The precinct comprises a small group of six double-storey flats all built in 1941–45 within a court subdivision (Finchley Court). The aesthetic of the flats reflects the austerity of the era in which they were constructed, when materials and labour were in short supply, but they also exhibit materials and characteristic detailing popular in the interwar years and into the 1940s and 50s.

Court Form of Subdivision

The Clutha Estate Precinct, Kew (HO525), the Iona Estate Precinct, Kew (HO804), the Havelock, Denmark Hill and Linton Court Precinct (HO847) the Corsewall Close (HO147) and Clovelly Court within the Grace Park and Hawthorn Grove Precinct (HO152) are comparable examples of later interwar subdivisions that occurred in Boroondara in the late 1930s and 40s (Hawthorn examples discussed below). Like the Finchley Court Precinct, the five HO precincts survive as particularly intact examples of later subdivisions which, for economy and space, utilised small central courts to maximise the size and number of allotments. The residential developments within these precincts, as at Finchley Court, are cohesive because they occurred over short periods of time in then-prevailing architectural styles. The Havelock, Denmark Hill and Linton Court Precinct and the Clovelly Court Precinct consist entirely of flat buildings, as at Finchley Court, whereas development in the other two precincts consisted of freestanding houses built in a range of interwar housing styles. Finchley Court is distinguished from the three other examples of court subdivisions in the Boroondara Heritage Overlay because it was not subdivided from the grounds of a grand Victorian-era estate, but rather from land that had remained undeveloped into the first half of the twentieth century.

Interwar flat buildings

There are other double-storey interwar flats in other precincts in the Boroondara Heritage Overlay which are comparable in terms of scale, period and intactness. The following have been used as comparators.

HO847 Havelock Road, Denmark Hill Road and Linton Court Precinct, Hawthorn East — The precinct comprises a group of eight double-storey brick flats all built in 1940 following the subdivision of a former Victorian-era mansion (demolished in 1939). The four flats on Linton Court were built around a court form of subdivision. The flats reflect elements of the Moderne and International styles and are significant as a cohesive group linked by consistency of design, detailing, materiality and form. It is significant as one of the largest precincts of interwar flats in Boroondara.

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HO148 Fairview Park Precinct, Hawthorn — The precinct comprises a collection of high-density luxury flats along Riversdale Road built from the 1920s to the 1950s in a range of architectural styles. The precinct illustrates the changing pattern of development from the 1920s through to the 1950s, when high quality flats were constructed close to the CBD and around public transport nodes. The precinct is enhanced by the moderate garden and side setbacks which facilitate an open garden setting.

HO147 Corsewall Close Precinct — The precinct consists of a collection single and double-storey interwar houses and flats. It clearly illustrates the changing pattern of subdivision within Hawthorn over time from the mansion development era of the 1850s to the smaller subdivisions evident now. The place is unusual for its consistent flat-type development over the entire street, which has been cleverly designed to make multi-unit dwellings appear as single buildings. The precinct clearly demonstrates the application of the garden villa concept to multiunit dwellings.

HO152 Grace Park and Hawthorn Grove Precinct, Hawthorn — The place is a concentrated and relatively intact precinct of generally high-quality residential buildings of the later Victorian and Federation periods through to the interwar periods. South of Barkers Road at Clovelly Court is an impressive interwar apartment group utilising garden villa forms, comparing with both the courtyard flats in the Fairview Park Precinct (HO148) and the more similar Corsewall Close (HO149).

HO149 Glenferrie Hill Precinct, Hawthorn — The precinct contains a number of outstanding examples of Victorian and early Federation-style villas, combined with a series of well-designed and visually striking interwar houses and flats. Within the precinct, the interwar character becomes more pronounced travelling southward along Glenferrie Road, reflecting the general development pattern in this part of Hawthorn, where only the southernmost areas near Gardiners Creek were undeveloped in the early twentieth century. For example, there are three prominent 1930s flats buildings around the intersection with Wellesley Street.

HO97 Creswick Estate Precinct, Hawthorn — The precinct contains a number of large Victorian houses whose grounds were subdivided and developed with suburban houses in the interwar period. The precinct demonstrates high-quality middle-class housing of the interwar period. Earlier examples are free-standing bungalows on garden suburb allotments, with a tendency toward denser development in the late interwar period in the form of single-storey duplexes and maisonettes and double-storey flats. It contains good examples of typical California Bungalows, and Old English and Moderne houses and flats.

Discussion

In terms of style, size and intactness the Finchley Court Precinct is most comparable to Linton Court within HO847 Havelock, Denmark Hill and Linton Court Precinct, Clovelly Court within HO152 Grace Park and Hawthorn Grove Precinct, and HO147 Corsewall Close Precinct. These areas consist of concentrated collections of interwar brick flat developments that share a similar subdivision pattern of allotments set around a court constructed in the interwar and war years. Linton Court and Corsewall Close are distinguished in that they consist of a range of domestic architectural styles popular in the interwar period and into the 1940s and 50s, such as Moderne and Old English styles, as well as the vernacular/austere aesthetic. In contrast, the flats at Finchley Court reflect only a vernacular, austerity aesthetic. Likewise, Finchley Court is less comparable with Clovelly Court which consists of flats which have been designed to appear as single villa dwellings with more substantial garden settings.

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While HO148 Fairview Park Precinct (Riversdale Road) also consists of a concentrated collection of flat developments, as discussed above, it is distinguished from Finchley Court in that it reflects a range of architectural styles popular from the 1920s through to the 1950s.

Finchley Court differs from HO149 Glenferrie Hill Precinct and HO97 Creswick Estate Precinct. While HO149 and HO97 include interwar flat developments, these are scattered within a larger mixed development period precinct rather than concentrated within a smaller subdivision.

The Finchley Court Precinct is distinguished as a group of double-storey walk-up flats which were built by a single owner over a very short period of time, between 1941 and 1945. As a result, the group demonstrates remarkable unity and cohesion within the streetscape while also displaying a lively sense of individuality in terms of form, orientation and materials.

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).

The Finchley Court Precinct is of historical significance for the evidence it provides of major social and environmental change in Hawthorn from the 1930s. This change was associated with a substantial population expansion between 1911 and 1933, which saw an intensive boom in residential subdivision between 1910 and 1940 and resulted in a major increase in multi-unit flat developments. While similar development elsewhere in Hawthorn and Boroondara typically followed the subdivision of former Victorian-era mansion estates, Finchley Court is distinguished as a subdivision from land which had remained undeveloped into the first half of the twentieth century, since the land was first sold to Matthew Hughes in 1843.

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).

The Finchley Court Precinct is significant as a highly intact group of flats built in Hawthorn during the war years. The flats were built by a single owner over a short period of time, between 1941 and 1945, and as a result the group demonstrates remarkable unity and cohesion within the streetscape. The reserved detailing of the flats reflects the austerity of the era in which they were constructed, when building materials and labour were in short supply as a result of the war, yet the flats also exhibit materials and design elements that were popular in the interwar years and into the 1940s and 1950s. This includes the face-brick walls, in particular the use of clinker and cream brick, dark brick banding at the building base and brick quoining, terracotta-tiled hipped roofs with overhanging eaves, brick

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chimneys, timber-framed windows including sash and double-hung sash (some with horizontal glazing bars) and decorative metal balustrades to external stairs. The distinctive character of the precinct is enhanced by the original subdivision pattern, matching brick piers housing letterboxes, and garden setting.

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?

The Finchley Court Precinct, comprising 1–6 Finchley Court, Hawthorn, is significant.

Elements that contribute to the significance of the place include:

- terracotta-tiled hipped roofs
- brick chimneys (Nos 1, 3, 4 and 6)
- face-brick exterior walls, of clinker brick, cream brick and recycled brick, decorative brick patterning (Nos 1, 3, 4 and 6) and brick quoining (No 6)
- timber-framed windows (sash and double-hung sash windows and tripartite windows)
- external concrete stairs with decorative metal hand rails (Nos 1, 2, 5 and 6)
- concrete canopy at external entrances (Nos 3 and 5)
- matching brick piers housing letter boxes (Nos 1, 2, and 5)
- the absence of front fences
- garden setbacks comprising lawns, ornamental gardens, and hedges
- the concrete strip driveway and garage at No 1.

Features that do not contribute to the significance of the precinct include non-original boundary fences at Nos 3 and 4.

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How is it significant?

The Finchley Court Precinct, Hawthorn, is of local historical and representative significance to the City of Boroondara.

Why is it significant?

The Finchley Court Precinct is of historical significance for the evidence it provides of major social and environmental change in Hawthorn from the 1930s. Such change was associated with substantial population expansion between 1911 and 1933, which saw an intensive boom in residential subdivision between 1910 and 1940 and resulted in a major increase in multi-unit flat developments. While similar development elsewhere in Hawthorn and Boroondara typically followed the subdivision of former Victorian-era mansion estates, Finchley Court is distinguished as a subdivision from land which had remained undeveloped into the first half of the twentieth century, since the land was first sold to Matthew Hughes in 1843. (Criterion A)

The Finchley Court Precinct is significant as a highly intact group of flats built in Hawthorn during the Second World War. The flats were built by a single owner over a short period of time, between 1941 and 1945, and as a result the group demonstrates remarkable unity and cohesion within the streetscape. The reserved detailing of the flats reflects the austerity of the era in which they were constructed, when building materials and labour were in short supply as a result of the war, yet they also exhibit materials and design elements that were popular in the interwar years and into the 1940s and 1950s. This includes face-brick walls, in particular the use of clinker and cream brick, dark brick banding at the building base and brick quoining, terracotta-tiled hipped roofs with overhanging eaves, brick chimneys, timber-framed windows including sash and double-hung sash (some with horizontal glazing bars) and decorative metal balustrades to external stairs. The distinctive character of the precinct is enhanced by the original subdivision pattern, matching brick piers housing letterboxes, and garden setting. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a Precinct.]

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

Name	Number	Street	Grading	Built Date
Kingsley Flats	1	Finchley Court	Contributory	1941–45
Congleton Flats	2	Finchley Court	Contributory	1941–45
Chester Flats	3	Finchley Court	Contributory	1941–45
Blencartha Flats	4	Finchley Court	Contributory	1941–45

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Yarrabah Flats	5	Finchley Court	Contributory	1941–45
Cheviot Flats	6	Finchley Court	Contributory	1941–45

External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy system controls *Is a permit required to install a solar energy system?*	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt from notice and review?*	Yes, absence of front fences, concrete strip driveway and garage at No 1.
Victorian Heritage Register *Is the place included on the Victorian Heritage Register?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No
Incorporated plan *Does an incorporated plan apply to the site?*	No

Identified by:

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

Attachment 3

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Wattle Grove Precinct

Prepared by: GML Heritage

Address: 30–36 Wattle Road; 1–7 Wattle Grove; and 2–6 Wattle Grove

Name: Wattle Grove Precinct	**Survey Date:** December 2021
Place Type: Residential	**Architect:** unknown
Grading: Significant	**Builder:** unknown
Extent of Overlay: To title boundaries	**Construction Date:** c.1887–1907

Contributory Precinct boundary

Figure 1 Precinct map showing contributory properties: Wattle Grove, Hawthorn (Source: City of Boroondara)

Historical Context

The area of Wattle Grove and 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).

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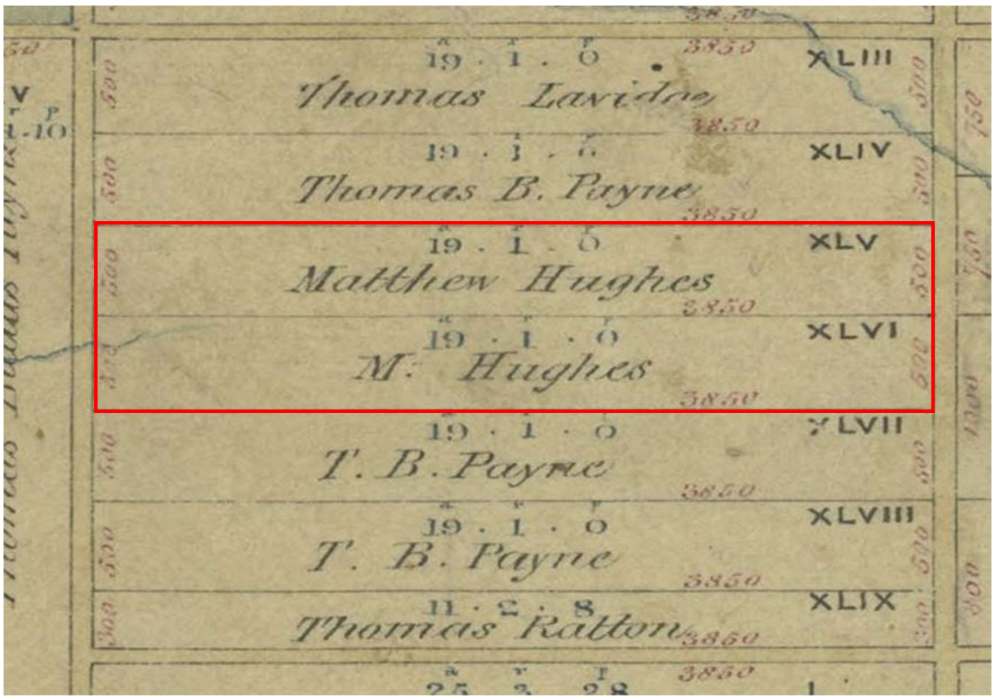

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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(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.

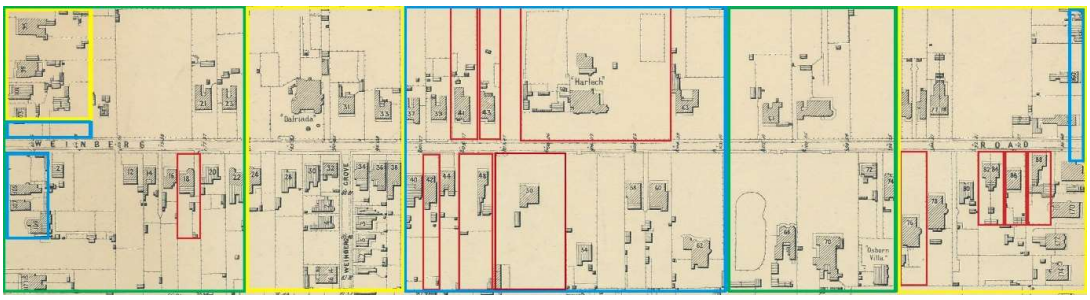

Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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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.

Weinberg Grove (now Wattle Grove) was an exception to this pattern of ad hoc land sales along Weinberg Road being 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.

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Precinct History

Wattle Grove, Hawthorn is situated on the south side of Wattle Road, between Power Street and Carson Crescent.

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

In October 1885, land owned by Walter Bonwick south of Wattle Road was subdivided into 16 allotments and advertised for auction (Figure 4) (William 2004). Of these allotments, four were fronting Wattle Road and 12 were fronting the newly constructed Wattle Grove. A promotional flyer for the subdivision noted that:

> *The select locality is beautifully wooded and noted for health. The soil is rich garden land. Trains run from Princes' Bridge every ten minutes (Shaw 1885).*

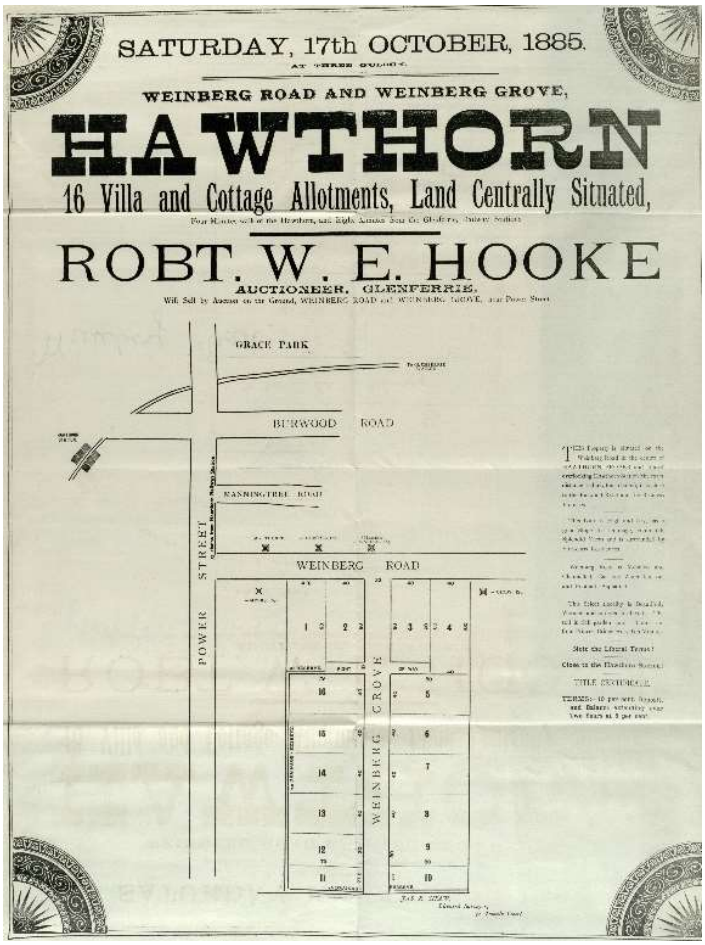

Figure 4 Promotional flyer advertising the subdivision sale at Weinberg Road and Weinberg Grove prepared by Jas R Shaw 1885. (Source: State Library Victoria)

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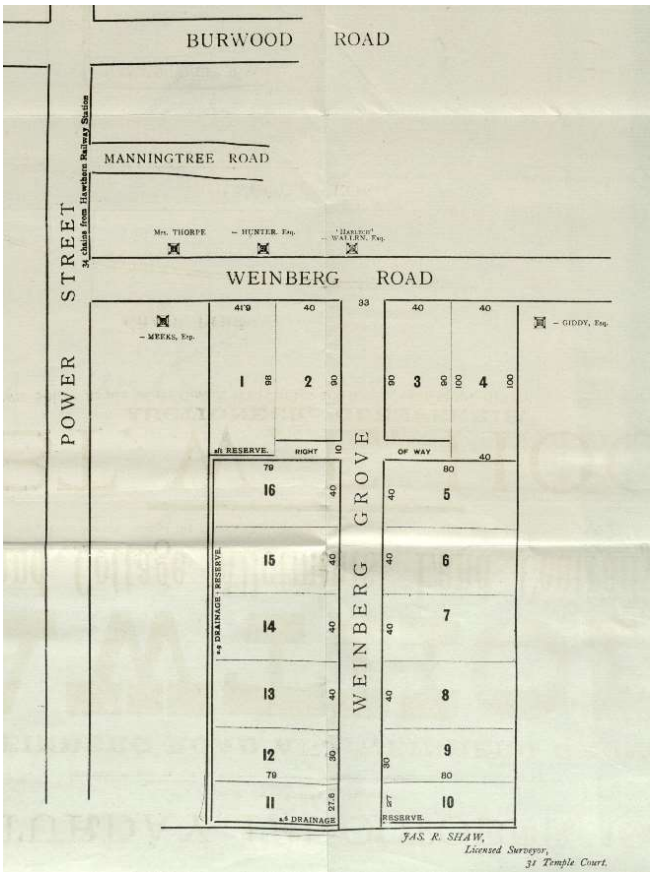

Figure 5 Detail from the 1885 promotional flyer. (Source: State Library Victoria)

Following the auction, most of the allotments were purchased by John Reynolds, a gentleman, and George Wright, a builder, except for Lot 5 (No 1) which was sold to Luke Mills and Lots 9 and 10 (No 9) which were sold to M J Daly (McWilliam 1997: 106; RB 1887; CT V1997 F296). Lot 1 (No 30) was sold to builders Bartlett & Gray, who had constructed a timber house fronting Wattle Road by 1887 (McWilliam 1997: 106; RB 1887). This appears to have been the only house constructed at this time because in January 1888 the subdivision was readvertised for auction promoting ‘15 charming villa sites’ (Shaw 1888).

The 1889 municipal rate books indicate that brick houses were erected at Lot 2 (No 32) and Lots 3 and 4 (Nos 34 and 36) Wattle Road by this year. No 32 was owned by James Lynch and rated at a cost of £30 and No 32 and 34 were both rated at a cost of £50 and owned by Andrew Skeen (RB 1889; McWilliam 1997: 104-106).

Fronting Wattle Grove, the 1889 rate books indicate that the first house built was at Lot 7 (No 5), and the property was owned by Hugh Lindal. At this time, the other allotments on Wattle Grove were listed as ‘land’ (RB 1889). By 1890, the rate books indicate that there were three timber houses on the eastern side of Wattle Grove. In addition to No 5, this included Lot 6 (No 3) owned by W Landemann and No 1 owned by Andrew Skeen (RB 1890). A brick house ‘in course of erection’ was listed at Lot 8 (No 7), owned by William Bruce Quennell. On the western side of Wattle Grove, there was a timber

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house at Lot 16 (No 2) owned and occupied by Willie Brookes, and Lot 15 (No 4) owned by Sarah Brookes (RB 1890). The other allotments remained vacant land (RB 1890).

By 1892, there were two brick houses recorded in the rate books at Lot 12 and 11 (Nos 14 and 16) Wattle Grove, owned by William Brendell (RB 1892). No 9 Wattle Grove first appeared in the Sands & McDougall postal directory in 1900, and the 1904 rate books indicated the dwelling was of timber construction (S&McD 1898–1900; RB 1904).

The completed houses within the Wattle Grove subdivision can be seen in the 1902 Melbourne & Metropolitan Board of Works detail plan (Figure 6~~Figure 6~~). The 1902 MMBW plan shows that Lots 14 and 13 on the west side of the street (between Nos 4 and 14) remain vacant land.

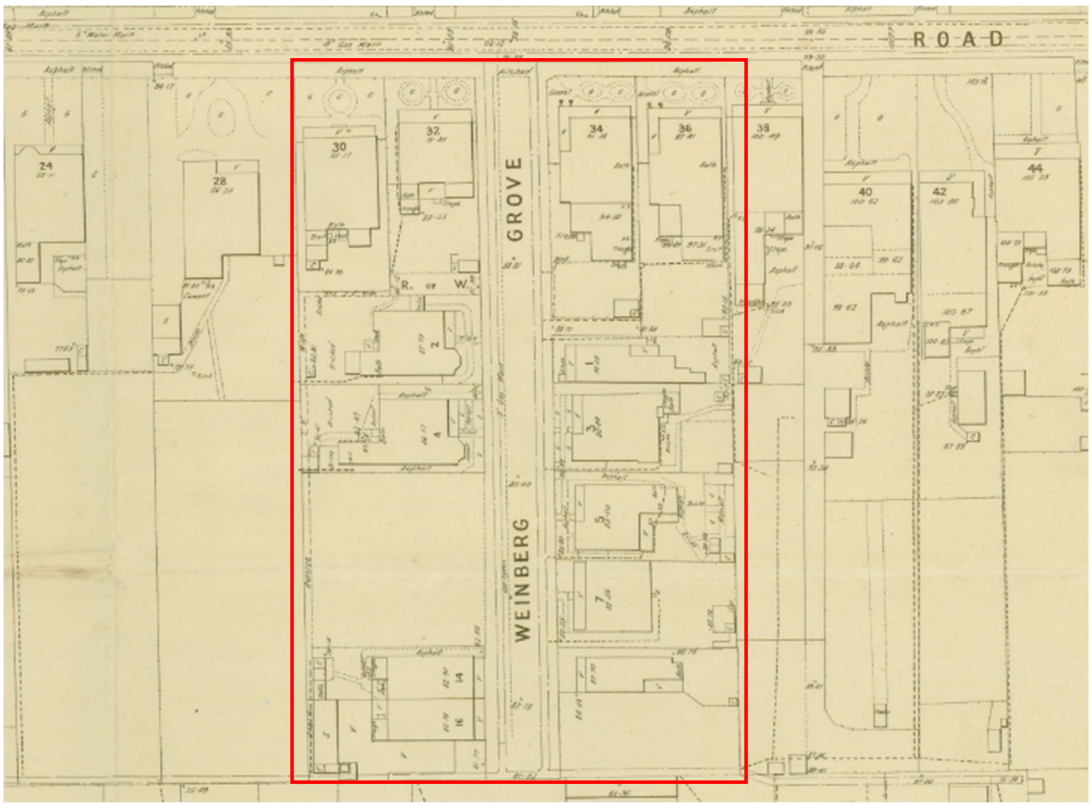

Figure 6 Part of Detail Plan No 1483, City of Hawthorn, 1902, showing that the Wattle grove subdivision denoted in red outline. (Source: State Library Victoria with GML overlay)

Nos 6 and 8 (Lots 13 and 14) remained listed as vacant land in the 1904 rate books, however by 1907 they were listed as timber houses (RB 1904–1907).

A summary of the development timeline of the Wattle Grove subdivision is provided in Table 1.

The housing stock from the original 1885 subdivision remained relatively intact throughout the twentieth century. In the early to mid-2000s No 9 Wattle Grove was demolished and replaced with a townhouse development (Nearmap 2022). Following this, in 2012, Nos 8, 14 and 16 Wattle Grove were demolished and replaced with new dwellings (Nearmap 2022).

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Table 1 Development of the Wattle Grove subdivision (1885).

Street No.	Subdivision No.	Year	Material
30 Wattle Road	Lot 1	c.1887	Timber
32 Wattle Road	Lot 2	c.1889	Brick
34 Wattle Road	Lot 3	c.1889	Brick
36 Wattle Road	Lot 4	c.1889	Brick
1 Wattle Grove	Lot 5	c.1890	Timber
3 Wattle Grove	Lot 6	c.1890	Timber
5 Wattle Grove	Lot 7	c.1889	Timber
7 Wattle Grove	Lot 8	c.1890	Brick
9 Wattle Grove (demolished)	Lot 9	c.1900	Timber
	Lot 10		
16 Wattle Grove (demolished)	Lot 11	c.1892	Brick
14 Wattle Grove (demolished)	Lot 12	c.1892	Brick
8 Wattle Grove (demolished)	Lot 13	c.1907	Timber
6 Wattle Grove	Lot 14	c.1907	Timber
4 Wattle Grove	Lot 15	c.1890	Timber
2 Wattle Grove	Lot 16	c.1890	Timber

Description

The Wattle Gove precinct is located in Wattle Gove, Hawthorn and includes eleven houses along Wattle Gove (Nos 1–7, 2–6) and four fronting Wattle Road (Nos 30–36).

Wattle Grove is a no through street that runs off the southern side of Wattle Road between Power Street and Carson Crescent. The bituminous street has bluestone channel drains that are five bluestones in width, bituminous footpaths and no street trees.

The precinct comprises one single-fronted and ten double-fronted single storey brick and timber workers and middle-income housing dating from the late nineteenth century.

Displaying characteristics of the Victorian Italianate style, directory and rate book entries show that most of the houses were built over a short period of time between 1887 and 1892 with the exception of 9 Wattle Grove which was built in 1900 and 6 and 8 Wattle Grove which were built in 1907. This gap in construction was most likely due to the 1890s recession which saw most building cease in Melbourne between 1890 and 1900.

The Victorian Italianate style is characterised by low-pitched hipped roofs of corrugated iron or slate, chimneys with a rendered cornice, bracketed eaves (some with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. These characteristics are present at most of the houses in the precinct.

Brick houses in the precinct are generally rendered (~~Nos 5 and~~ Nos 7 Wattle Grove and~~,~~ 32 Wattle Road) or feature biochromatic brick work (Nos 34 and 36 Wattle Road), while timber houses either have standard weatherboard fronts (1 Wattle Grove) or are block fronted (Nos 2, 3 and 4 Wattle Grove, 30 Wattle Road) where the weatherboards across the front facades of the house simulate ashlar stonework. 5 Wattle Grove was originally a timber house that has been reclad and rendered.

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Most houses in the precinct are double fronted with the exception of 1 Wattle Grove which is single fronted. Of the double fronted house 30 and 32 Wattle Road and 7 Wattle Grove are symmetrical with a cast iron verandah across their front while 34 and 36 Wattle Road have a projecting side room and return verandah and 2, 3, 4, 5 and 7 Wattle Grove a projecting front room and verandah.

Figure 7 Free-standing single fronted timber cottage at Wattle Grove, built c.1890. (Source: GML Heritage 2021)

Figure 8 Double-fronted asymmetrical timber Victorian Italianate villa at 3 Wattle Grove, built c.1889. (Source: GML Heritage 2021)

Figure 9 ~~Rendered-brick~~ Ddouble-fronted asymmetrical Victorian Italianate villa at 5 Wattle Grove, built c.1889. (Source: GML Heritage 2021)

Figure 10 Rendered-brick symmetrical double-fronted Victorian Villa at 7 Wattle Grove, built c.1890. (Source: GML Heritage 2021)

Figure 11 Rendered-brick Italianate villa at 32 Wattle Road, built c1889.The original slate or corrugated iron roof has been tiled and the verandah appears to have been altered (Source: GML Heritage 2021)

Figure 12 The symmetrical double-fronted timber Italiante villa behind the high corrugated iron fence at

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30 Wattle Road, built c.1887, was the first house built in the precinct (Source: GML Heritage 2021)

Among the Italianate house in the precinct, Nos 34 and 36 Wattle Road stand out for their fine use of biochromatic brick work, return verandahs with iron frieze and slender iron posts with Corinthian columns, slate roofs (No 34 with scallop work) and intact Italianate chimneys with unpainted caps.

Figure 13 Bichromatic Italianate brick villa at 32 Wattle Road, with a return verandah and slate roof, built in 1889 (Source: GML Heritage 2022)

Figure 14 Bichromatic Italianate brick villa at 34 Wattle Road, with a return verandah and slate roof, built in 1889 (Source: GML Heritage 2021)

Also of note are 2 and 4 Wattle Grove. Both of these houses feature canted bay windows to their projecting front rooms, which at 2 Wattle Grove sits under its own roof which is unusual in Victorian Italianate houses in Melbourne. 2 Wattle Grove also features square timber posts to its front verandah with curved timber brackets in lieu of the typical ironwork. 4 Wattle Grove is a highly intact representative example of a timber double-fronted Italianate villa. It demonstrates all the key characteristics of the style including a low-pitched hipped roofs of corrugated iron, bracketed eaves with raised moulded panels between, a front verandah supported by slender posts with Corinthian capitals, cast-iron frieze work with semi-circular corner brackets, double-hung sash windows with sidelights under the verandah and standard units elsewhere all with moulded architraves and a four-panelled front door with raised cricket-bat mouldings set in a decorative moulded door surround with side and overlights.

Figure 15 Asymmetrical double-fronted timber Italianate villa at 2 Wattle Grove, with canted bay under its own roof, built in c1890 (Source: GML Heritage 2021)

Figure 16 Asymmetrical double-fronted timber Italianate villa at 4 Wattle Road, built c1890 (Source: GML Heritage 2021)

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6 Wattle Grove was the last house built in the precinct, being built in 1907 and is of a distinctly different style, moving away from the Italianate and incorporating elements of the Federation Queen Anne. Built of timber with a steeply pitched corrugated iron gable roof, the house has an asymmetrical form with projecting front room and side verandah that unusually sits under a skillion roof supported by turned timber posts. The street facing gable end features decorative timber moulds to its barge boards, timber strap work, a turned timber finial and pair of slender double hung timber sash windows with the upper pane divided into nine.

Figure 17 Timber house at 6 Wattle Grove, Hawthorn demonstrating characteristics of the Federation Queen Anne style with steeply pitched gable end with decorative barge boards and turned timber finial built c1907 (Source: GML Heritage 2021)

A number of houses in the precinct (1, 2, 4, 5 and 6 Wattle Grove and 30 and 36 Wattle Road) feature low timber picket fences which, although unlikely to be original, are in keeping with the style of the houses. Others have no front fencing (3 and 7 Wattle Grove) while 32 Wattle Road has a low timber paling fence and 30 Wattle Road a high corrugated iron fence.

Integrity

The precinct as a whole has very high integrity, with no non-contributory places. With the exception of 6 Wattle Grove all houses are clearly recognisable as Victorian Italianate in period and style. There is a clear late nineteenth century urban character to the streetscape, which is achieved through a consistency in building heights, setbacks, overall forms, pattern of fenestrations, materiality and architectural detail with most buildings remaining true to their original design intent as modest Victorian Italianate houses. This consistency is strengthened by the precinct's public realm elements, which include the street's narrow width and wide bluestone spoon drains on both sides of the street.

Alterations to individual properties are generally minor. The most frequent changes are alterations to front verandahs, replacement of windows, and rear extensions. Most rear extensions do not generally overwhelm the original house as they are set at least two rooms back from the façade, leaving the main roof line and chimneys unaltered. An exception to this is the rear addition to 32 Wattle Road,

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which, while clearly visible from Wattle Grove has been designed to be sympathetic to its neighbouring houses whilst being easily identifiable as new work. Roofs generally remain as either slate (34 and 36 Wattle Road) or corrugated iron with the exception of 32 Wattle Road and 7 Wattle Grove which have had original roof materials replaced with tiles. The timber house at 5 Wattle Grove has been reclad and rendered.

Comparative Analysis

As noted in the description, this precinct comprises single storey detached brick and timber workers' and middle-income housing dating from the late nineteenth century. Displaying characteristics of the Victorian Italianate style, most of the houses within the precinct were built over a short period of time between 1887 and 1892 with the exception of 6 Wattle Grove built in 1907.

Hawthorn (including Hawthorn East) is well represented by several Victorian-era precincts in the Heritage Overlay. A number of these precincts comprise a similar array of smaller-scaled dwellings that are largely representative of the workers' houses and modest residences that were built between about 1880 and 1900, as discussed below.

HO146 Central Gardens Precinct, Hawthorn — characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most of which date from the 1880s and 1890s, and are single storey. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.

HO156 Morang Road Precinct, Hawthorn — this precinct centres on the historically significant Hawthorn Railway Station, developed and in continuous use since 1861. The surrounding small-scaled and relatively intact group of later nineteenth-century housing are in both terraced and detached form.

HO220 West Hawthorn Precinct, Hawthorn — comprises a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856 to 1900, particularly through the incorporation of parkland to improve the amenity of workers housing. The precinct also includes a mix of late Federation and interwar houses and flats.

HO774 Cranmore Estate and Environs Precinct, Hawthorn — is a largely Victorian era precinct of worker's housing. Whilst predominantly exhibiting Victorian-era residential development, a number of Edwardian and interwar examples are located in Liddiard Street. The precinct generally demonstrates key characteristics including small allotment size, single and double-fronted (but generally small and single-storey) houses. The precinct is historically significant as a representative of the development in Hawthorn in the Barkers Road area in the 1880s, especially after the construction of the Victoria Street Bridge across the Yarra River in 1884 and is formed from a number of different land subdivisions.

HO160 Rathmines Grove Precinct, Hawthorn East — is a highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls and cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.

HO841 Brickfields Environs Precinct, Hawthorn East- comprises a number of small, residential streets laid out during two subdivisions, creating an irregular pattern of development. Allotments sizes are

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generally small, with many single-fronted and semi-detached dwellings as the result. Parts of the precinct retain the street infrastructure typical of nineteenth-century subdivisions. The Precinct is significant as a collection of houses that illustrate typical working-class housing from the late Victorian period until World War II.

Discussion

When compared to these examples of comparable precincts in the Heritage Overlay, the Wattle Grove Precinct compares most closely to HO160 Rathmines Grove Precinct, Hawthorn East. Both streets are no through roads and are made up of a consistent streetscape of intact, single-storey, freestanding Victorian-era houses. Both streets would have originally housed the many lower- and middle-income families that settled in parts of Hawthorn between 1880–1890, often to provide trades and domestic service to the large mansions in the area.

Wattle Grove Precinct is also similar to HO156 Morang Road Precinct, Hawthorn for its concentration of working and middle-class Victorian-era housing, although this is a larger precinct and the housing typology is more mixed, comprising both detached and attached (terrace) houses.

Although HO146 Central Gardens Precinct, Hawthorn has a similar era and scale of housing to the subject precinct the streetscapes have a different character with wider streets and deeper front setbacks. The area is also dominated by its centrally located park which was integral to the early subdivision. The exception to this is Falmouth Street which has a finer grade subdivision pattern and narrower street width that is more similar to Wattle Grove.

HO220 West Hawthorn Precinct, Hawthorn, HO774 Cranmore Estate and Environs Precinct Hawthorn and HO841 Brickfields Environs Precinct are all much larger precincts and although predominantly Victorian era in development, contain pockets of Federation and interwar houses. Unlike Wattle Grove these areas developed through a number of separate subdivisions as opposed to the single land sale responsible for Wattle Grove.

Overall Wattle Grove Precinct compares well to the above examples. It is comprised of a comparable array of Victorian-era brick and timber workers and middle income houses built over a short timespan which retain a similar level of intactness and integrity. The precinct is highly intact with no non-contributory places and clearly demonstrates the subdivision pattern in the area where larger landholdings were divided to accommodate an increased demand for housing during the land boom of the 1880s.

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).

The Wattle Grove Precinct is of historical significance as tangible evidence of a successful single subdivision of a larger landholding in Hawthorn during the land boom of the 1880s. Subdivided in 1885 and largely built out by 1892, the success of the subdivision reflects the demand for housing in Hawthorn at the time which was stimulated by the extension of the railway from Hawthorn to Lilydale in 1882 and the spur railway from Hawthorn to Kew in 1887. The delay in construction of the two

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houses built in 1900 and 1907, demonstrates the impacts of the 1890s recession on Melbourne, during which time most building stopped, and the period of economic revival that followed, after 1900.

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).

The Wattle Gove Precinct demonstrates a late Victorian era subdivision and development of workers' and middle-income housing in Hawthorn. It is significant for its collection of Victorian Italianate detached houses that, although modestly scaled, illustrate the stylish dwellings that were occupied by low to middle income workers during the nineteenth century The predominant style in the late nineteenth century and the first years of the twentieth century was the Italianate. These houses display characteristic elements of that style, such as low-pitched hipped roofs, chimneys with a rendered cornices, bracketed eaves, front verandahs with chamfered posts or Corinthian columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors. The exception to this is 6 Wattle Grove built in 1907 which incorporates elements of the Federation Queen Anne architectural style with a steeply pitched corrugated iron gable roof over its projecting front room and a side verandah that unusually sits under a skillion roof supported by turned timber posts.

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

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Statement of Significance

What is significant?

The Wattle Grove Precinct, comprising 1–7 and 2–6 Wattle Grove and 30–34 Wattle Road in Hawthorn, is significant.

Elements that contribute to the significance of the place include:

- original subdivision patten of street and allotments, and bluestone spoon drains in Wattle Grove
- single- and double-fronted, single-storey built forms of the houses
- timber and brick construction
- low-pitched hipped roofs of corrugated iron or slate
- chimneys with a rendered cornice
- bracketed eaves (some with raised panels between them)
- front or return verandahs with slender posts or columns and cast-iron ornament
- double-hung sash windows, often with sidelights
- four-panelled front doors with raised cricket-bat mouldings
- decorative gable end details to 7 Wattle Grove.

How is it significant?

The Wattle Grove Precinct is of local historical and representative significance to the City of Boroondara.

Why is it significant?

The Wattle Grove Precinct is of historical significance as tangible evidence of a successful single subdivision of a larger landholding in Hawthorn during the land boom of the 1880s. Subdivided in 1885 and largely built out by 1892, the success of the subdivision reflects the demand for housing in Hawthorn at the time which was stimulated by the extension of the railway from Hawthorn to Lilydale in 1882 and the spur railway from Hawthorn to Kew in 1887. The delay in construction of the two houses built in 1900 and 1907, demonstrates the impacts of the 1890s recession on Melbourne, during which time most building stopped, and the period of economic revival that followed, after 1900. (Criterion A)

The Wattle Gove Precinct demonstrates a late Victorian era subdivision and development of workers' and middle-income housing in Hawthorn. It is significant for its collection of Victorian Italianate detached houses that, although modestly scaled, illustrate the stylish dwellings that were occupied by low to middle income workers during the nineteenth century The predominant style in the late nineteenth century and the first years of the twentieth century was the Italianate. These houses display characteristic elements of that style, such as low-pitched hipped roofs, chimneys with a rendered cornices, bracketed eaves, front verandahs with chamfered posts or Corinthian columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors. The exception to this is 6 Wattle Grove built in 1907 which incorporates elements of the Federation Queen Anne architectural style with a steeply pitched corrugated iron gable roof over its projecting

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front room and a side verandah that unusually sits under a skillion roof supported by turned timber posts. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a Precinct.

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	30	Wattle Road	Contributory	c1887
	32	Wattle Road	Contributory	c1889
	34	Wattle Road	Contributory	c1889
	36	Wattle Road	Contributory	c1889
	1	Wattle Grove	Contributory	c1890
	2	Wattle Grove	Contributory	c1890
	3	Wattle Grove	Contributory	c1890
	4	Wattle Grove	Contributory	c1890
	5	Wattle Grove	Contributory	c1889
	6	Wattle Grove	Contributory	c1907
	7	Wattle Grove	Contributory	c1890

External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No

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Solar energy system controls *Is a permit required to install a solar energy system?*	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt from notice and review?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No
Incorporated plan *Does an incorporated plan apply to the site?*	No

Identified by:

GML Heritage 2021

Attachment 3

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Attachment 3

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Shaw, J R 1888. ‘Hawthorn (Weinberg Road and Weinberg Grove’. State Library Victoria collections.

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City of Harmony

1 New Street, Hawthorn

Prepared by: GML Heritage

Address: 1 New Street, Hawthorn 3122

Name: House	**Survey Date:** November 2021
Place Type: Residential	**Architect:** Unknown
Grading: Not significant	**Builder:** Unknown
Extent of Overlay: To title boundaries	**Construction Date:** c1928

Figure 1 1 New Street, Hawthorn. (Source: GML August 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).

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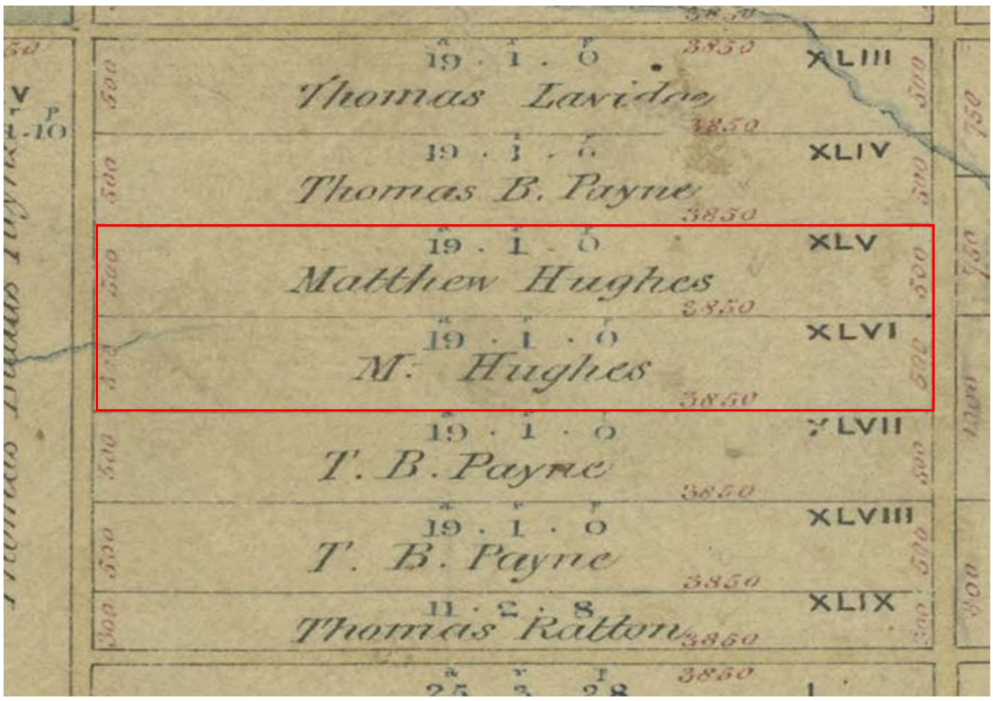

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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).

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 as the land was on a gentle slope, and close to the Yarra River, which provided a ready water supply.

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

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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).

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.

Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906.

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).

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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 1 New Street, Hawthorn, is situated on the east side of New Street, between Power Street to the west, Glenferrie Road to the east and Wattle Road to the south.

The subject site was originally part of a much larger parcel owned by German settler Christian Finger from the 1850s. By 1863, a large house named 'Harlech' was built on the parcel facing Weinberg Road (later Wattle Road). From the early 1890s, the prominent Melbourne stockbroker and journalist Robert Elias Wallen lived in 'Harlech' (McWilliam 1997:210; CT V2363 F522). Wallen was the first secretary and later chairman of the Melbourne Stock Exchange from 1865 to 1884. He was also active in civic affairs and was a member of the Hawthorn Borough (later Municipal) Council 1877–83, serving as mayor in 1878 and 1879. Keenly interested in art, he was president in of the Art Union of Victoria in 1882 and over the following ten years he was president or vice-president. He was a trustee of the National Gallery, Museums, and Public Library of Victoria 1889–93 (Hall 1976).

In 1911 the 'Harlech' property was purchased by the Faithful Companions of Jesus, and officially opened as St Mary's Convent and school (McWilliam 1997:213–215; S&McD 1912; *Advocate*, 16 Sept 1911: 25). In 1924 the site was subdivided into six lots (four lots facing Wattle Road and two lots facing New Street), with four of the six lots transferred to Dorinda Meagher, Mary Scanlan and Mary Smith, who were most likely nuns of the Faithful Companions of Jesus (CT V4836 F108, Figure 5). In July of that same year the women subdivided their land, with the penultimate sale of Lot 6, facing New Street, to artificial flower manufacturer Paul Harbig in December 1927 (CT V4836 F108; Figure 6). A sale poster of the 1923 subdivisions shows a 2-storey building already in existence (Figure 6). This building is mentioned in an article about the subdivision in the *Herald* in 1923 as a 'two-storied building suitable for conversion' (*Herald* September 1923:16). This would suggest that this building is the brick and timber building shown behind 'Harlech' on the 1902 MMBW Plan (Figure 3). It is unclear if this building was demolished at this time or whether a new façade was added to it by Paul Harbig to form a new residence. The rear section of the house has a higher floor to ceiling height indicative of a different (earlier) build date. The 1902 MMBW plan shows an L shaped brick building with a timber wing attached. This could be the taller section of the house and the single storey wing that runs along its southern façade (Figure 3 and Figure 4). However, this is conjecture and would need to be confirmed on site.

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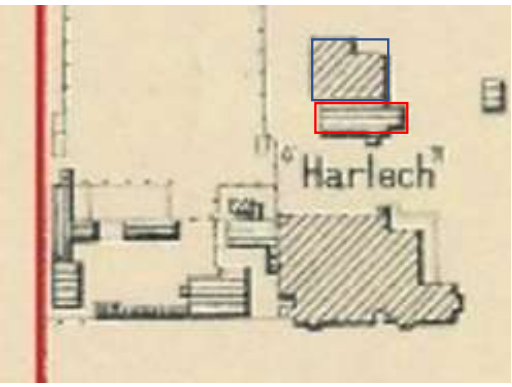

Figure 3 Part of 1902 MMBW plan showing brick and timber building behind Harlech. L shaped brick section outlined in blue. Timber section outlined in red (Source: State Library of Victoria)

Figure 4 2022 aerial of 1 New Street, Hawthorn. Area outlined in blue may be L shaped brick section shown on 1902 MMBW plan. Red section could be timber section shown on same plan. Yellow section could be new façade added when building converted to a house in c1928. This needs to be confirmed on site (Source: Nearmap with GML overlay)

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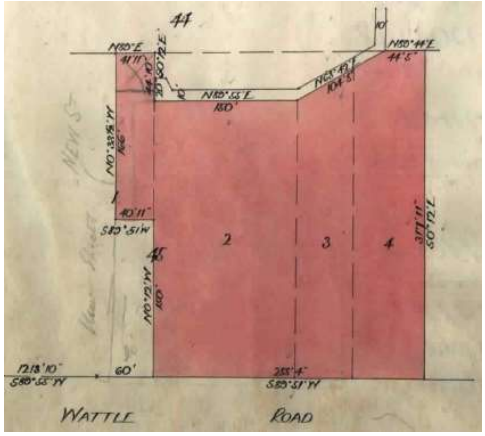

Figure 5 Detail of title deed showing earlier subdivisions purchased by Dorinda Meagher, Mary Scanlan and Mary Smith in 1924. (Source: CT V4836 F108)

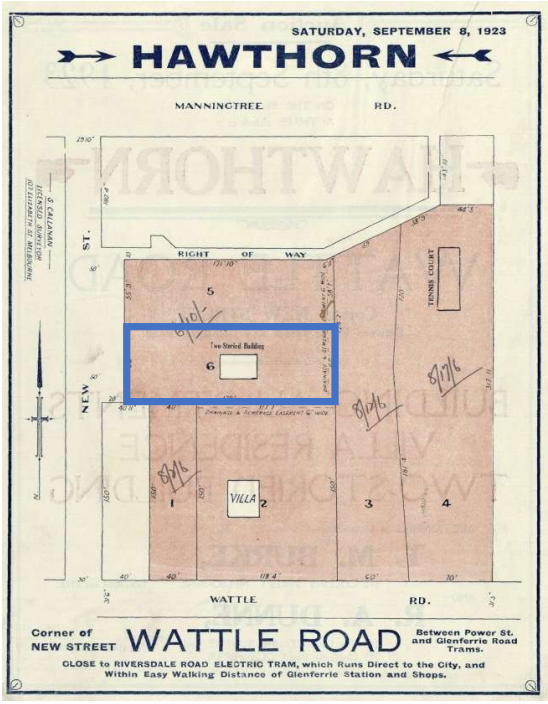

Figure 6 Sale advertisement showing subdivisions in c1924. Lot 6, with the existing dwelling, was purchased by Paul Harbig in 1927 (shown in blue). Lot 2, with a dwelling marked 'villa', is the location of 'Harlech'. (Source: CT V4836 F108; State Library Victoria)

A house at 1 New Street, Hawthorn is first listed in the Melbourne Telephone Directory in 1929 which suggests the dwelling had adopted its new address of 1 New Street by this time (Melbourne Telephone Directory of 1929). Paul Harbig continued to live at 1 New Street until his death in April 1945 when his son Richard and widow Martha inherited the house, selling it a year later to the Burwood Boys' Home (CT V4836 F108).

The Burwood Boys' Home was established in 1895 in Burwood, Victoria, and housed boys aged between 9 and 15 who were wards of the state (Find & Connect 2022a). Boys who had completed their schooling were sent to live in 1 New Street, Hawthorn, which was run as a hostel named 'The Palms'. The hostel was closed and sold by the Burwood Boys' Home in 1959 (Find & Connect 2022b). At the time of this sale, the house was described as having 18 rooms, a garage, bungalow and boiler house, and being suited for institutional use or as a guest or reception home (*Australian Jewish News,* 13 February 1959:15). The house was then owned by Hugo and Golda Stiel from the early 1960s to 1984 and operated as the 'Ella Guest House' until at least 1978 (S&McD 1965-1974; *The Age*, 16 May 1978:28). In 1984 the house was purchased by a company which operates the supported residential aged care home 'Hawthorn's Victoria Gardens'. The same company purchased an additional plot of land to the northeast of the subject site in 1988, creating a larger L-shaped allotment (CT V9999 F357; Figure 8).

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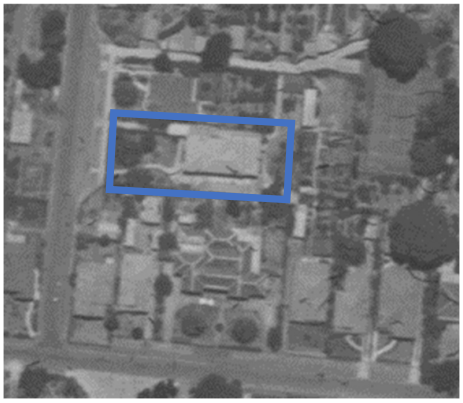

Figure 7 An aerial image of 1 New Street, Hawthorn, in 1945. (Source: Landata with GML overlay)

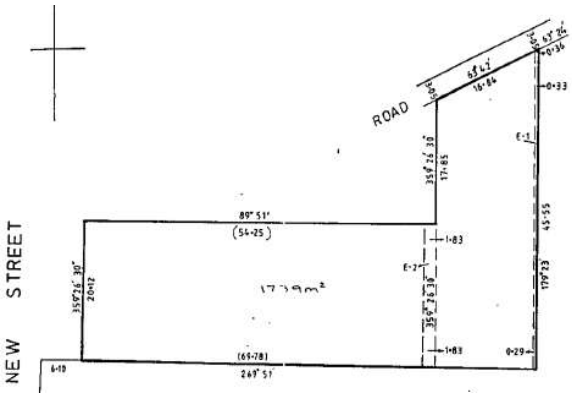

Figure 8 Larger L-shaped allotment following consolidation of two smaller plots in 1988. (Source: CT V9999 F357)

1 New Street, Hawthorn continues to operate as 'Hawthorn's Victoria Gardens' supported residential aged care home (Figure 9). The facility has expanded, with a rear extension constructed by 2009 (Nearmap 2009).

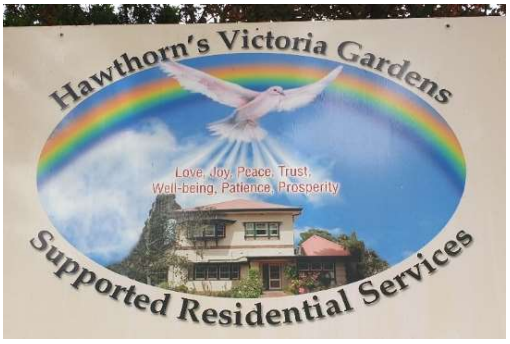

Figure 9 Sign advertising Hawthorn's Victoria Gardens at 1 New Street, Hawthorn. (Source: GML November 2021)

Figure 10 Aerial view of 1 New St, Hawthorn, showing L-shaped property boundary. The highlighted area (red) shows the boundary of the original house. (Source: Nearmap February 2022)

Description

1 New Street, Hawthorn, is a substantial double-storey brick interwar dwelling built c1928 for artificial flower manufacturer Paul Harbig. Located on the eastern side of New Street, Hawthorn, the house has a generous setback from the street with a landscaped front garden. The allotment includes the original dwelling and an L-shaped extension at the rear.

The original dwelling sits below a hipped corrugated iron roof with three extant unpainted rendered chimneys, two visible on either side of the front elevation and a third at the rear. The rendered façade sits on a face brick base and features a brick band of three courses of clinker bricks that demarcates the first-floor level. Retaining its original pattern of fenestration of windows and doors, at ground level a five-paned bow window with flat roof and deep eaves, sits adjacent to a flat-roofed entrance porch supported by three banded brick piers. This porch appears to have originally returned down the

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southern wall of the house but has been built in with windows. At the upper level an oriel window is supported on timber brackets with two chains connecting its flat roof to the eave above. This window sits adjacent to a timber-framed double-hung sash window with geometric lead glass design in its upper sashes. Sash windows are typically boxed units that sit on the outer brick skin of the wall and are supported by small brick brackets and have a narrow concrete window hood. The upper windows are offset to those below, giving an overall asymmetric composition to the facade

A single storey wing with a gabled corrugated iron roof is located along the south elevation of the main dwelling. This part of the building is visible in a 1945 aerial photograph (see Figure 7) and is possibly the timber section of the outbuilding shown on the 1902 MMBW plan. It appears to have been extended to the east and west at a later stage (Figure 10).

An extensive L-shape extension at the rear of the property has been added to the original house to provide accommodation and facilities for the residents of the aged care facility. It is unknown when these additions were made, however they predate 2009 (Nearmap).

1 New Street, Hawthorn has a generous setback from the street and an established landscaped garden. A non-original timber picket fence marks the New Street boundary and features a timber arbour entry above the front gate.

Key features of the building and landscape include:

- rendered brick walls with contrasting brick banding and detailing
- hipped roof form
- entry porch with banded piers
- original pattern of fenestration and door openings to its principal street facing elevation
- original window and door joinery including a bow window (ground floor) oriel window (first floor) and boxed double hung sash windows (some with leaded upper panes)
- three extant unpainted chimneys.

Integrity

The original c1928 dwelling at 1 New Street, Hawthorn, is largely intact with some changes visible to original or early fabric. The building retains its original built form, roof form, rendered brick walls, window and door openings, timber joinery. Original details include a projecting bow window with flat roof and deep eave at the ground level, entry porch with banded brick piers, oriel window with timber brackets, flat roof and chain supports, decorative brick banding, boxed sash windows with brick sill brackets and narrow concrete window hoods and lead lighting.

The original terracotta roof tiles have been replaced with corrugated iron.

The original c1928 building has been progressively extended to the south side (by 1945) and at the rear, expanding the residential aged care facilities which continue to operate at the property.

Overall, the original dwelling has good integrity.

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Comparative Analysis

Built in 1928, 1 New Street, Hawthorn, is a large, interwar house that incorporates many design elements of the interwar attic bungalow adapted to fit a more traditional two storey built form. The brick house incorporates many interwar design elements including rendered walls, timber sash windows with frames set on the outer brick skin, canted bays and deep porches supported on substantial piers. Two storey houses at this time were more commonly expressed in an attic bungalow form with second storeys concealed within low slung gable roofs. Less common than the attic bungalow, the two storey bungalow form frequently demonstrates the transition between the Federation style and the Californian Bungalow style. Houses built at this time frequently cast off the picturesque complexities and decorative elements of the Federation style and introduced a simple massing and roof form (usually gabled) with details that emphasised hand crafted details and natural material.

Other individually significant two-storey interwar houses in Boroondara include:

Figure 11 6 Summerlea Grove, Hawthorn (HO476) built in 1925–26 (Source: Lovell Chen 2006)

6 Summerlea Grove, Hawthorn is of local and architectural significance as a large interwar residence of the 1920s with a prominent hipped roof and asymmetrical front dominated by a central balcony and porch. It features materials and detailing typical of the period including face brickwork, roughcast stucco, Marseille pattern terracotta roof tiles and shingling.

Figure 12 158 Mont Albert Road, Canterbury (HO397) built in 1919. (Source: Hermes)

158 Mont Albert Road, Canterbury, designed by prolific Melbourne architects Gawler and Drummond, is of historical and architectural significance as a relatively intact example of a double storey house of the interwar period. Boldly asymmetrical with Renaissance derived detailing, the brick house incorporates many interwar design elements including a terracotta tiled roof, roughcast rendered façade, timber sash windows with frames set on the outside of the façade and canted bays.

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Figure 13 653 Burke Road, Camberwell (HO144) built in 1919 (Source: GML Heritage 2022)

653 Burke Road, Camberwell is architecturally significant for the early use of Californian Bungalow features and for the rare use of these features on a two-storey mansion house design. It illustrates a transition from the Queen Anne influenced houses incorporating bungalow features such as heavy masonry piers, shallow roof pitch and wide eaves with exposed rafter ends.

Figure 14 9 Boston Road, Balwyn (HO876) built in 1922 (Source: Context, September 2017)

'Aloha' is significant as a good and highly intact representative example of a relatively uncommon built form in the municipality during the interwar era, that is, a clear two-storied Bungalow form as opposed to the more common attic-storey Bungalow of the period. It retains typical elements of the Californian Bungalow style, namely its multiple projecting gables with gabled porch, face brickwork, wide eaves with exposed rafters and dominant chimneys.

Discussion

1 New Street, Hawthorn is an example of a two-storey interwar house built following the subdivision of an earlier nineteenth century estate in Hawthorn. While stylistically it compares somewhat to the above individually significant places, it does not possess the same level of architectural refinement and sophistication. While demonstrating some stylistic details of the interwar period including sheer rendered or face brick wall planes with minimal elaboration, timber sash windows with frames set on the outer brick skin, ground floor canted bays with flat roofs and deep porches supported on substantial piers, at 1 New Street these are arranged in a standard manner that lacks the picturesque quality of the other examples. This has resulted in a façade that has a flatness to it rather than the bold articulation of receding forms that can be seen in the other examples. Coupled with a lower integrity and intactness, 1 New Street does not meet the threshold as an individually significant place at the local level (Criterion D and E).

Historically, while the use of the house as a Boys Home for 14 years from 1946 and later as a supported residential aged care home from 1984 is of interest and a theme relevant to Boroondara's history, there are other earlier and better examples in the Heritage Overlay of the subthemes 8.3.4 Helping Others and 8.6.2 Growing Old and Retirement. The use of a converted 1920s house for these purposes was not typical across the municipality. While several large Victorian

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Mansions were converted into hostels during the 1920s, aged care facilities tended to utilise purpose-built facilities.

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).

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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).

NA

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).

NA

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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?*
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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 Heritage, 2022.

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BOROONDARA
City of Harmony

7 Burton Avenue, Hawthorn

Prepared by: GML Heritage

Address: 7 Burton Avenue, Hawthorn

Name: House	**Survey Date:** December 2021
Place Type: Residential	**Architect:** Graeme Gunn
Grading: Not Significant	**Builder:** Merchant Builders
Extent of Overlay: To title boundaries	**Construction Date:** 1974

Figure 1 7 Burton Avenue, Hawthorn. (Source: Realestate.com.au)

Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). Hawthorn is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems between 1913 and 1918, including the provision of electric tramway services along Burke,

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Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

During the interwar years the former City of Hawthorn's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

In spite of the interwar population increase and intensive residential subdivision boom very few residential flat buildings were built in the 1910s and 1920s in Boroondara, with almost all that were built situated in the City of Hawthorn (Built Heritage 2015: 145). By the 1930s, apartment construction boomed in the City of Hawthorn. Major thoroughfares with tramlines, notably Glenferrie Road and Riversdale Road, continued to attract blocks of flats during the 1930s. At this time, in particular in the City of Camberwell where local by-laws were developed to restrict multi-unit construction, multi-unit dwellings tended to be designed to appear as over-scaled single dwellings (Built Heritage 2015:146).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

By the 1940s, the housing stock in Hawthorn west and central was old and contained many cottages in poor condition. From the 1930s, a new trend emerged – the subdivision of large Victorian houses into flats and offices, and the building of new blocks of two and three-storey flats.

By the 1970s, the demolition of old residences for the construction of new flats and office blocks was a local issue. By 1981 over 45 percent of Hawthorn's housing stock were flats, compared with 26 percent in Kew. During these years, Hawthorn's commercial shopping centres were also affected by demolition to make way for new buildings and car parking. In 1988, the local newspaper, the *Progress Press*, claimed that office development was 'the greatest threat to Hawthorn's retail and residential identity since the flat development drive of the 1970s' (Gould 1993:69–70 and *Victorian Places* 2015).

The Hawthorn entry in *Victorian Places* (2015) states that, despite the rapid growth of flats in Hawthorn:

… there was a contrary trend toward the preservation of many of the surviving larger homes. Internal subdividing walls were removed and flats were converted back into homes. Other large buildings were converted into more sensitively designed apartments. The boom in period real estate peaked in the

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late 1980s. An active preservation area was around St James Park, adjoining Hawthorn's original town site. Preservation extended to a quite costly refurbishment of the Hawthorn railway station buildings, some of which had been transferred many years before from the first Flinders Street station in central Melbourne.

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

History

The property at 7 Burton Avenue, Hawthorn is situated on the east side of Burton Avenue, between Wattle Road and Lisson Grove.

The land occupied by Wattle Road and adjacent streets was surveyed as Crown Allotments (CA) 45 and 46 in the Parish of Boroondara which were first offered for sale in 1843. In 1851, allotments 45 and 46 were sold to Edward Kobelke, who then sold one-third to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30). In 1910 Hawthorn Council resolved to provide through streets between Burwood Road and Riversdale Road subsequently creating Drill Street, New Street, Burton Avenue and Through Street by 1919. (*The Reporter* 16 September 1919:2) Burton Avenue is located on Christian Finger's fifth parcel of the original subdivision.

Burton Avenue was formed by the demolition of 62 Wattle Road and 45 Lisson Grove and incorporated the western garden of 66 Wattle Road and vacant land on Lisson Grove (MMBW 1902). Builder Aaron Wyatt purchased land on the east side of Burton Avenue subdividing the land in 1912 into fourteen allotments. (McWilliam 1999:9) Burton Avenue first appears in Sands and McDougall Directories in 1913 when 12 vacant homes were listed on its east side. George William Farrar became the proprietor of 7 Burton Avenue in January 1913. (CT V3666 F3065). Over the following decade the property changed ownership several times until Florence Barker, married women purchased the property in 1923. Florence Barker owned the property until her death in 1970, at which time joint proprietorship transferred to Pater and Margaret Riach in 1973.

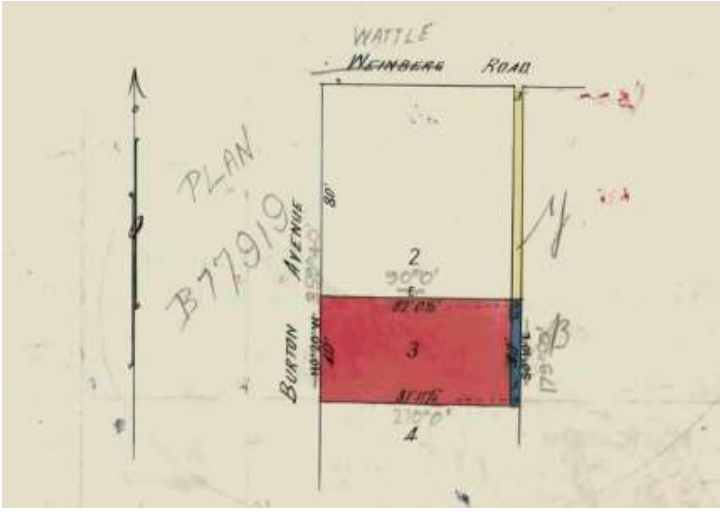

Figure 2 Detail of title deed showing (Source: CT V3697 F739325).

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The Riachs demolished the existing dwelling on the site and commissioned Merchant Builders to build a two-storey dwelling and carport for a cost of $28,000 in 1974. The front fence to the property was added in 1975 (BP1146,11498,12432).

7 Burton Avenue adopts a design of one of the houses advertised as part of Merchant Builder's Winter Park Project in Doncaster, the design for which was prepared by architect Graeme Gunn for Merchant Builders Pty Ltd.

In 1970 Merchant Builders designed an experimental alternative to the existing subdivision patterns by constructing 20 grouped or 'clustered' houses on a 2.43 hectare (6 acre) site fronting High Street and Timber Ridge in the Melbourne suburb of Doncaster. Cluster subdivision was defined as the free siting of individual houses, private gardens, public and communal open space, and public and private roads to make possible the most efficient use of land and to achieve the best possible relationships between buildings and open space. Winter Park was subdivided under the *Strata Title Act 1967* and was the first cluster type housing development in Victoria. In 1972 Merchant Builders received the Royal Australian Institute of Architects (RAIA) Robin Boyd Environmental Award bronze medal for their contributions to housing development in Melbourne, and in 1975 the Winter Park project received a citation in the RAIA Housing Awards. (VHD Winter Park Cluster Housing H1345)

7 Burton Avenue is an adaptation of Gunn's 'Two Storey House design' which featured at Winter Park. Comprising an inverted floor plan three bedrooms are located on the ground floor with kitchen and living spaces on the first level opening out onto a north facing deck. When sold in 2006 the house was advertised as featuring 'garden surrounds by renowned landscape designer Ellis Stones.' (realestateview.com.au). The integration of architecture and landscape was at the core of Merchant Builders' ethos and underpinned the provision of well-designed houses which could be built on the owners' land without the normal expense associated with one-off, architect-designed houses and included landscaping designed by Ellis Stones (Saniga 2012). The garden has been re-landscaped since that time.

The Riachs remained at the property until 1988. The property changed hands several times over the next two decades. In 2012 its then owners' commissioned Gunn to update the interior to their needs. The property last changed hands in 2020.

Figure 3 Original brochure showing houses available at Winter Park. Extract shown shows the Two-Storey House which was the design used at 7 Burton Avenue, Hawthorn. (Source: State Library Victoria)

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Dr Graeme Gunn

Graeme Gunn is an award-winning architect who is known as a leading architect in contemporary, Australian design. He studied architecture at the Royal Melbourne Institute of Technology from 1956 to 1960 and he commenced work at Grounds, Romberg and Boyd in 1960, before starting his own practice in 1962 (GJM 2: 14). Gunn became the Dean of Architecture at RMIT between 1972 and 1982 (Goad and Willis (2012). Gunn was/is influential both individually and in cooperation with Merchant Builders who had a relationship with each other for over 20 years. Graeme Gunn was known for his exploration with 'cluster' housing, as shown by his and Merchant Builder's *Winter Park.* In responding to post-war boom and need for high density housing, he was instrumental to the introduction of the Cluster Titles Act (1974) and Model Cluster Code (1975) which enabled a greater variety of subdivision to take place in Victoria (aka cluster housing)" (Melbourne School of Design 2015: 47). He has won several awards individually including the 2001 President's Award for Lifetime Contributions to Victorian Architecture from the Australian Institute of Architects Victorian Chapter and 2011 Gold Medal at the Australian Achievement in Architecture Awards (AAAA) by The Australian Institute of Architects (AIA).

Merchant Builders

The 1960s marked a drastic boom in project homes, offering for the first time, affordable architect designed homes that were financially accessible to the every-day Australian. Merchant Builders, led by prominent architects David Yencken and John Ridge, were at the forefront of this shift, setting the "benchmark' for project homes in Victoria (Melbourne School of Design 2015: 6). Robin Boyd commented that 'for the first time a genuine architectural circumspection was brought within the financial reach of the average owner' (Melbourne School of Design 2015: 6).

Yencken and Ridge founded Merchant Builders with the intention to provide people with an alternative option to the speculative buildings that were available. In doing so, they re-imagined Australian, residential architecture. They adopted a holistic approach to architectural design, accounting for landscape, native planting, site planning and interior fittings. A Merchant Builder advertisement they claimed, 'we are concerned with the total environment, a functional and satisfying house, a harden which is an extension of the living areas of the house and a pleasing setting, internal furniture fittings which are clean, practical and in general harmony with the design' (Melbourne School of Design 2015: 55). Open floor plan, smooth transition between indoor and outdoor to embrace the surrounding Australian environment, minimality and vernacular building materials all became Merchant Builder's hallmark design features.

This careful consideration of both interior and exterior also extended to local climate and environment. In an advertisement, Merchant Builders advertised that their houses had have "been designed specifically for Melbourne sites and Melbourne's climate" even using local building materials (Melbourne School of Design 2015: 47). This was significant in Merchant Builder's reimagining of the Australian residential lifestyle as they worked towards an Australian vernacular architecture. As such, they helped set out a new, unique Australian typology.

Merchant Builders also thought critically about suburban development and density, re-imagining the typical quarter acre block after the rise of the housing boom post-war. They had the vision to improve the "quality" and "diversity" of volume housing, experimenting with townhouses, units, flats and cluster housing (Melbourne School of Design 2015: 47). In responding to post-war boom and need for high density housing,

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Merchant Builders were arguably the most prominent company in developing display villages where prospective customers would choose a house design to be built on their property. Winter Park in Doncaster is the most well-known of these. Winter Park was the first housing development of its kind, designed by Graeme Gunn in partnership with Merchant Builders. Built from 1970 to 1974, the development had 20 detached houses built upon a large park with communal car and pedestrian space. This development led to the introduction of the Cluster Titles Act (1974) and Model Cluster Code (1975) (led by Graeme Gunn and Merchant Builders) which enabled a greater variety of subdivision to take place in Victoria (Melbourne School of Design 2015: 47). “It became a new cultural phenomenon through the link between affordable construction and architectural ideas representing aspirations about living in suburbia” (O’Callaghan & Pickett 2012: 7).

Description

7 Burton Avenue, Hawthorn, is a double-storey, brick veneer house built in 1974 by Merchant Builders to a design by architect Graeme Gunn. Located on the eastern side of Burton Avenue, Hawthorn, the house is set back from the street allowing for a large west facing courtyard garden. Constructed of pale brown bricks, the house has a simple rectangular footprint and sits below a tiled transverse gable roof.

The plan of the house is inversed with living spaces upstairs and bedrooms below. This affords the upstairs living rooms with cathedral ceilings that follow the pitch of the gable roof. Symmetrically arranged, the street facing principal elevation has four large openings (two above and two below) each fitted with a large plate glass window adjacent to an equally sized glazed sliding door. This allows for access to a full length cantilevered balcony at first floor level, and access to the garden from bedrooms below. A spiral staircase is located at the southern end of the balcony providing access to the garden below.

While the opening sizes are original, the door and window frames are not, having replaced the original frames which consisted of casement windows. At first floor level the deck features regularly spaced square timber posts that support a timber slated pergola above that follows the pitch of the roof line, a signature design element of Merchant Builders’ houses. Other alterations and additions to the property include; the construction of a brick front fence in 1975, construction of a garden shed in 1979, and a small addition (9 square metres) along the east elevation of the house in 1982 which includes an ensuite and walk-in-robe to the main bedroom (BP 12432, 14854, 17789). Recent real estate advertisements note that Graeme Gunn was commissioned in 2012 to upgrade the interior of the house although this cannot be confirmed as Council holds no records of the works. It is probable that the windows were replaced at this time. A large freestanding canvas sail has been erected in the front courtyard largely obscuring the house from the public domain. The tall pale brown brick fence appears original.

Key features of the original building and landscape that remain include:

- pale brown brick veneer walls
- transverse gable roof with glazed terracotta tiles
- large window/door openings to the western elevation
- cantilevered first floor balcony with raked pergola roof clad with timber battens
- external spiral staircase

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- inversed floorplan with living above
- large set back off the street
- early matching face brick front fence.

Integrity

7 Burton Avenue, Hawthorn retains many original features but with some changes to original and early fabric. The building retains its original built form, roof form and pattern of fenestration and door openings and other key features. The integrity of the place is somewhat diminished by the replacing of the original casement window joinery with larger, mullion free panes of glass.

Overall, the place has moderate integrity.

Comparative Analysis

7 Burton Avenue represents an example of a postwar modernist ‘project home’ designed by architect Graeme Gunn for Merchant Builders who were one of the leading project home builders at the time.

Modernist architecture offered an alternative to post-war styles of the time, many of which were simply scaled-down versions of the 1940s prototypes. The informality of open floor plans, and the relationship between interior spaces and the landscape setting, fitted comfortably within the Australian context, and this, coupled with a simplicity of structure and minimisation of decoration, worked at a time when demand for housing was high, building materials were in short supply, and money short to spend on housing.

Most of the post-war Modernist houses that are currently in the Heritage Overlay in Boroondara are large owner-commissioned architect designed homes representative of the early Modernism that developed in Melbourne during the 1950s. As the Thematic Environment History notes, Boroondara contains many fine examples of one off architect-designed, Modernist homes designed by notable architects such as Peter and Dione McIntyre, Robin Boyd, Anatol Kagan, Graeme Gunn and Ernest Fooks.

The postwar period in Melbourne and in Australia more broadly saw a number of schemes that aimed at making well designed and affordable suburban homes possible for a greater number of people. Amongst these was the advent of the project (or display) home. Architects designed practical and attractive standard homes that could be replicated on any site. A prospective home owner could visit a display village, choose a design, and arrange to have the house built on their own block of land.

Merchant Builders was one of the most well-known of the project home building companies. They took a particularly innovative approach to catering for this sector of the market, engaging a team of professional including architects, interior designers, furniture makers, landscape architects, planners and graphic designers to present a complete and integrated approach to home design. They pioneered the introduction of energy efficient, environmentally friendly, architect designed project homes in Victoria. Some of the many innovative design principles and features they pursued included pergolas, exposed brickwork and timber beams, passive solar energy and the use of locally sourced materials.

The project or display home market was particularly strong in newly subdivided areas on the urban fringe such as Doncaster, Templestowe, Nunawading and Glen Waverley. The use of project home

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services was less prevalent in the more established and wealthier suburbs of what is now Boroondara.

Merchant Builders became particularly well known for their cluster housing developments, the most notable being the Winter Park Cluster Housing development in the Melbourne suburb of Doncaster.

The following individually significant places are comparable to the subject place being designed by Graeme Gunn and built by Merchant Builders.

Figure 4 Winter Park, 137–141 High Street Doncaster (H1345, HO83) constructed in 1970 to 1974 by Merchant Builders Pty Ltd. (Source: VHD/Context 2005)

137–149 High Street, Doncaster is a cluster of 20 detached houses to a design by Merchant Builders led by Graeme Gunn, Rob White and Ellis Stones in stages between 1970 and 1974. 'Winter Park', 137–141 High Street, Doncaster, was constructed in two stages between 1970–1974 by notable building firm Merchant Builders. The project of twenty detached houses with individual private courtyards emphasised the importance of environmentally sensitive construction which integrated dwellings within both the natural landscape and communal open space. The landscape planting retained its large eucalypt trees and also incorporated stone retaining walls, boulders and native plantings. A pioneer of cluster title subdivision, 'Winter Park' won an RAIA Award Citation in 1975.

Figure 5 'Townhouses', 76 Molesworth Street, Kew (HO325), built in 1969 to a design by architect Graeme Gunn. (Source: VHD/Lovell Chen 2005)

'Townhouses' at 76 Molesworth Street, Kew, is a group of six dwellings designed by notable architect Graeme Gunn and built in 1969 by building firm Merchant Builders. The distinctive residential design sits on a sloping site, with each two-storey dwelling arranged around a central driveway in a native landscaped setting. Constructed from grey concrete block and un-planed timber in a loosely brutalist design, the bold design would characterise many architect-designed homes over the coming decade. The townhouse design won an RAIA Bronze Medal in 1970 and is only one of four

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	Boroondara residential projects to receive the medal.
 Figure 6 Houses, 1, 2 & 3 Exford Close, Donvale (HO61), built in 1972 to designs by Graeme Gunn, John Reid and Charles Duncan for Merchant Builders Pty Ltd. (Source: VHD/Context 1990)	1, 2 and 3 Exford Close are three individual dwelling designed by Merchant Builders led by Graeme Gunn, John Reid and Charles Duncan. Carefully sited and landscaped.

There is one example of the work of Graeme Gunn in the Heritage Overlay in the City of Boroondara; 'Townhouses', 76 Molesworth Street, Kew (HO325). Built in 1966 the townhouses won an RAIA Bronze Medal in 1970. Predating Merchant Builders' renown townhouse development 'Winter Park' in Doncaster, the Kew townhouses were a one off design by Gunn which represent a sophisticated response to a difficult sloping site adjacent to the Yarra River. They exhibit characteristics of the emerging influence of a Brutalist aesthetic during the 1960s and 1970s. This is evident in their use of exposed concrete blockwork manipulated to create complex sculptural forms, 45 degree chamfered corner elements and bold cantilevers. Circulation elements have been left overtly expressed and functional systems articulated with structure and service elements such as stairs and ramps left exposed.

These units are not directly comparable to the subject place for their one off multi dwelling form, sophisticated site response and use of a Brutalist aesthetic.

Further afield there are only two other know examples of Graeme Gunn's work included in the Heritage Overlay both in the City of Manningham; Winter Park, 137–141 High Street Doncaster (H1345; HO83 and 2 Exford Close, Donvale (HO61).

'Winter Park' is a carefully planned development in which groups of houses are sited to optimise available land. Houses are sited to relate with each other, to optimize privacy, solar orientation, views and physical conditions. 'Winter Park' compromises four groups of five houses that are located around communal car and pedestrian access ways, with each dwelling having a private garden in addition to a large central communal recreation space. The central idea was the free sitting of houses, private garden and communal open space to achieve an integration of the built environment within the most efficient use of land.

While the development at 'Winter Park' is not directly comparable to the subject site because of its multi-dwelling form, the house at 7 Burton Avenue was built to the design of one of the houses specifically developed for the Winter Park complex; the Two Storey House TS2. Since it was built, the subject dwelling has undergone a number of alterations that has materially altered the original design aesthetic of the house. Significantly all the windows of the house have been replaced with more contemporary units with larger, mullion free panes of glass.

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The house at 2 Exford Close was designed by Graeme Gunn in 1972. Built as one of three Merchant Builder display houses (the others being 1 Exford Close designed by John Reid and 3 Exford Close designed by Charles Duncan), the three houses are significant as a group of carefully sited and landscaped project homes. They retain their original native landscape settings with the house at 2 Exford Place retaining a high level of intactness and integrity. 2 Exford Place differs from the subject place as it is single storey and has been designed around a series of courtyard spaces. Retaining its place within a group of display houses as well as its original landscape setting, 2 Exford Close better exemplifies Merchant Builders project house ethos of providing affordable architect designed houses (with the house integrated with the landscape) to the middle ring suburbs of Melbourne.

Overall, whilst the house at 7 Burton Avenue is of historical interest, it does not meet the threshold as an individually significant place at the local level for the following reasons. While the project or display house was a significant development in postwar Australia, the building typology was not prevalent in the more established suburbs of Boroondara and as such does not represent an important theme within the municipality's historic patterns of development. Furthermore the house itself has had all of its original door and window joinery replaced and the original native landscape setting has also been replaced. The place does not compare well to other similar individually significant places.

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

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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

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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 Heritage 2022.

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42 Wattle Road, Hawthorn

Prepared by: GML Heritage

Address: 42 Wattle Road, Hawthorn 3122

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

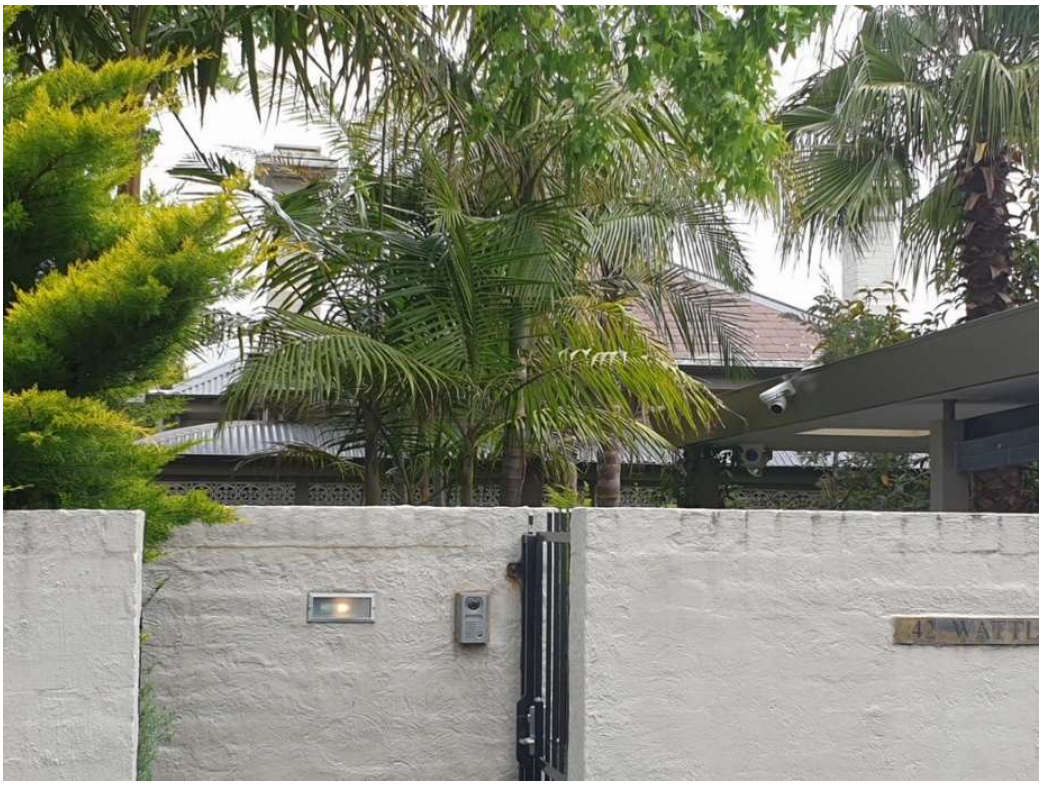

Figure 1 42 Wattle Road, Hawthorn. (Source: GML Heritage 2021)

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).

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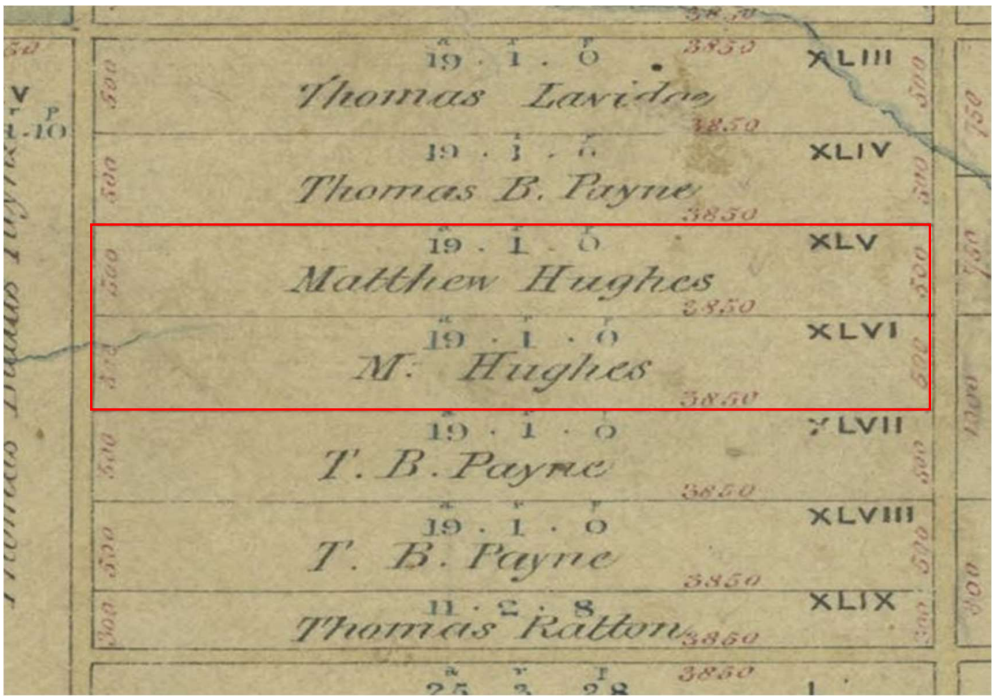

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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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.

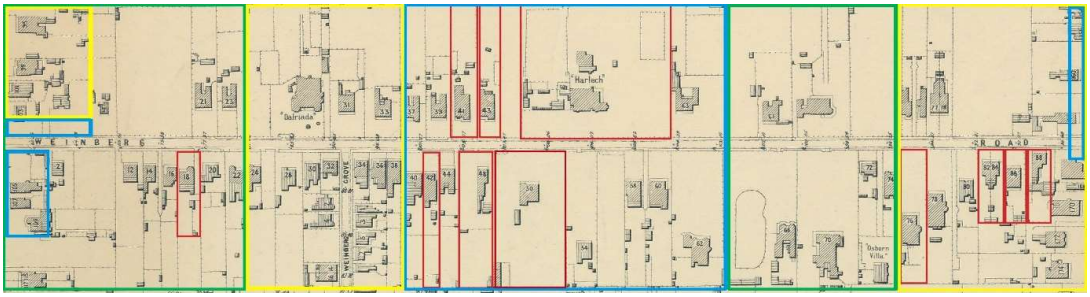

Figure 3 Extract from Melbourne and Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study 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).

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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.

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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.

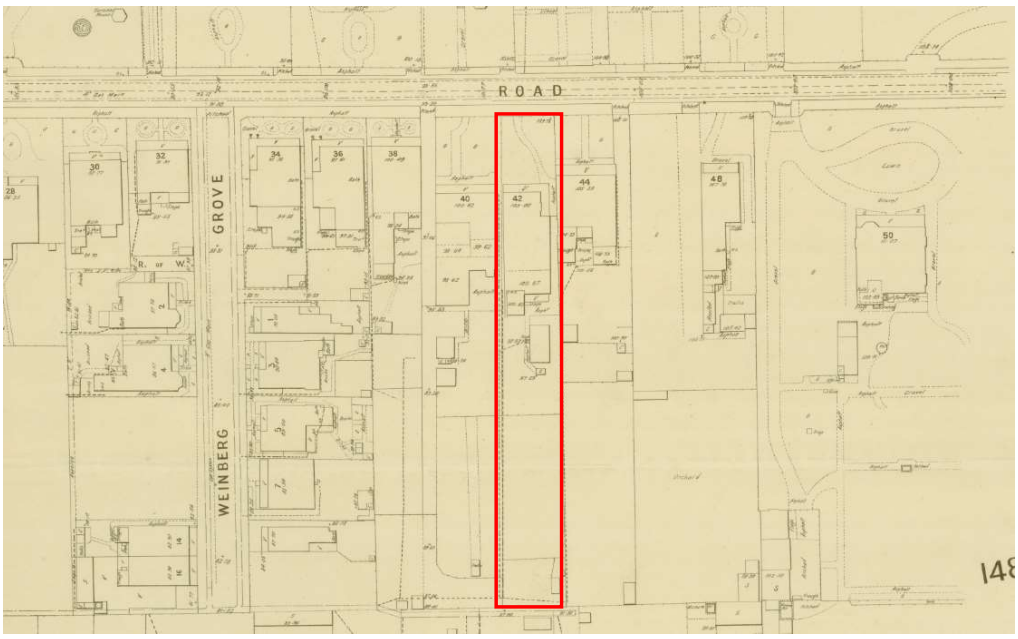

Figure 4 Detail from Melbourne and Metropolitan Board of Works detail plan No.1484, City of Hawthorn, showing 42 Weinberg Road (outlined in red) in 1902. (Source: State Library Victoria with GML overlay)

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

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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 patter of fenestrations, including vertically proportioned double-hung sash windows.

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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.

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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.

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

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.

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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)

'Kinvonie', 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.

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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).

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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?*

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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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3.2 VPP reform - Modernising sign requirements - Discussion Paper August 2023

Executive Summary

Purpose
The Department of Transport and Planning (DTP) proposes eight changes to Victorian Planning Provision (VPP) requirements for signs at Clause 52.05 (Signs) of all Planning Schemes, which predominately manages the visual amenity and road safety impacts of signs. DTP is seeking feedback on the proposed changes by 5 October 2023. This report outlines the changes and the proposed response from Boroondara Council.

Background
DTP propose that new technologies and shifting business needs have changed the type and nature of signs. The review of sign requirements is intended to enable an update to the relevant planning provisions to reduce regulatory burden and provide more proportional assessment of signs.

Key Issues
In general, the proposed changes are supported. Where necessary, officers have made some additional recommendations to provide more clarity of planning controls relating to signs and ensure an appropriate level of amenity is upheld.

The eight proposed changes to the VPP and officer recommendations for the submission are set out in the appendix.

Next Steps
Council to submit feedback on the proposed changes to Clause 52.05 prior to 5 October 2023 and DTP will consider all submissions received before briefing the Minister for Planning on recommendations for implementation.

Officers' recommendation

That the Urban Planning Delegated Committee endorse the attached submission to the Department of Transport and Planning regarding proposed amendments to the Victorian Planning Provisions at Clause 52.05 (Signs) of all Planning Schemes.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

There are eight proposed changes to planning requirements for signs at Clause 52.05 (Signs) of all Planning Schemes, which predominately manages the visual amenity and road safety impacts of signs. The Department of Transport and Planning (DTP) is seeking feedback on the proposed changes and will consider all submissions received before briefing the Minister for Planning on recommendations for implementation.

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

The Boroondara Community Plan sets the strategic direction for the municipality based on seven themes and a series of strategic objectives. The key themes within the Community Plan that are relevant to the proposed amendments to VPP Clause 52.05 include:

- Theme 4 - Neighbourhood character and heritage.
- Theme 6 – Local economies

3. Background

DTP outline that new technologies and shifting business needs have changed the type and nature of signs. The review of sign requirements is intended to enable an update to the relevant planning provisions to reduce regulatory burden and provide more proportional assessment of signs. They suggest the opportunities to improve the planning requirements for signs include:

- Removing the need for a planning permit for certain types of signs in some areas.
- Allowing a planning permit to be granted for some signs that are currently prohibited.
- Updating and clarifying the sign provisions in the VPP.

4. Outline of key issues/options

In general, the proposed changes are supported. Where necessary, officers have made some additional recommendations to provide more clarity on the planning controls relating to signs and ensure an appropriate level of amenity is upheld.

The eight proposed changes to the VPP and officers' recommendations are set out in the appendix of this report.

5. Consultation/communication

DTP is undertaking consultation as a part of the modernising sign provisions.

6. Financial and resource implications

There are no financial or resource implications.

7. Governance issues

The modernising signs submission does not have any governance issues or implications.

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The recommendation contained in this report is compatible with the Charter of Human Rights and Responsibilities 2006 as it does not raise any human rights issues.

8. Social and environmental issues

The modernising signs submission does not raise any particular social or environmental issues.

9. Conclusion

Generally, the proposed changes are supported, however feedback should be provided to DTP to provide more clarity on the planning controls relating to signs and ensure an appropriate level of amenity is upheld.

Manager: **David Cowan, Manager Planning and Placemaking**

Report officer: Stephanie Ng, Co-ordinator Urban Planning

VPP reform - Modernizing sign requirements – Discussion Paper August 2023

City of Boroondara submission - Clause 52.05 – Advertising Signs

There are eight proposed changes to planning requirements for signs at Clause 52.05 (Signs) of all Planning Schemes, which predominately manages the visual amenity and road safety impacts of signs. The Department of Transport and Planning (DTP) is seeking feedback on the proposed changes and will consider all submissions received before briefing the Minister of Planning on recommendations for implementation.

Why are there proposed changes?

New technologies and shifting business needs have changed the type and nature of signs. A review of sign requirements will enable an update to the relevant planning provisions to reduce regulatory burden and provide more proportional assessment of signs. Opportunities to improve the planning requirements for signs include:

- Removing the need for a planning permit for certain types of signs in some areas.
- Allowing a planning permit to be granted for some signs that are currently prohibited.
- Updating and clarifying the sign provisions in the VPP.

Below is a summary of the eight proposed changes to sign requirements:

Remove the requirement for a planning permit for certain types of signs:

1. Allow multiple real estate signs to be displayed on certain lots without a planning permit.
2. Allow certain types of electronic real estate signs to be displayed without a planning permit.
3. Allow real estate signs to be displayed for 21 days after the sale or letting of a property without a planning permit.
4. Allow multiple construction signs to be displayed on some sites without a planning permit.
5. Allow 25 per cent of the area of a construction hoarding and/ or building shrouding on each street frontage to be used to display signs without a planning permit.
6. Allow certain promotion signs to be displayed without a planning permit in Industrial zones and the Port Zone.

Miscellaneous:

7. Remove mandatory planning permit expiry for most signs.
8. Remove the ability to specify sign requirements in the Design and Development Overlay.

The proposed changes to the VPP are set out in the appendix of this submission.

Proposed changes:
Removing the requirement for a planning permit for certain types of signs.

Many signs do not require a planning permit regardless of the zone they are located in. The requirements to be met for these signs are usually very specific, clearly setting out what can be done without obtaining a planning permit. DTP proposes to expand the existing exemptions to reflect current business practices and amenity expectations for these types of signs.

Proposals 1- 3 - Real Estate Signage

Real estate signs (current)
Currently, a real estate sign (a sign that advertises the sale or letting of property) does not require a planning permit if the sign:

- does not exceed 10 square metres.
- is the only real estate sign on the land.
- is not animated.
- is removed within 7 days of the sale or letting of the property.

Real estate signs (proposal)
There is an opportunity to broaden the planning permit exemptions criteria for real estate signs that do not require a planning permit to allow:

1. **Proposal 1 - Allow multiple real estate signs to be displayed on certain lots without a planning permit.**

   Amend the current planning permit exemption for a real estate sign to allow:

   - a sign to be erected on each street frontage of a corner lot.
   - a sign to be erected every 150 metres of street frontage for a large lot (up to 4 signs in total).

   Recommendation: Supported subject to further clarifications.

   Comments:

   There is opportunity for more real estate signs for lots on corner sites or with wide frontages without requiring a planning permit. In these circumstances, additional signage is unlikely to create a significant amenity impact to the signs currently exempt.

   The proposal to allow a real estate sign to be erected on each street frontage of a corner lot generally aligns with Council's Local Policy for Signs (Clause 15.01-1L-03). Council's Local Policy limits one identification sign per street frontage in 'residential and other non-commercial areas', for 'free standing signs' and 'stand-alone retail premises'.

   In regard to signage being erected every 150 metres (up to 4 signs in total), it is unlikely that there will be many properties that will benefit from this exemption in Boroondara.

   In addition to the above, a common issue that Boroondara City Council faces with real estate signs is that almost on every occasion the sign will overhang boundary fences (i.e. when erected along the footpath side of the property)

and is therefore not located ‘on the lot’ or ‘on the property’. Similarly, in a commercial precinct, the sale/ lease boards are displayed over the footpath or on top of the verandah above the footpath. It is recommended that the definition could be created to allow overhang provided it doesn’t cause or inhibit access along the footpath. The same issue applies for a variety of signage type/ classes (not just real estate signs).

The other issue that Council receives a lot of complaints about is the ‘pointer’ real estate signs (those signs erected near street corners that flags that there is a property for sale in the street). These signs are ‘not on the land’ and therefore is not entitled for an exemption under this provision. Despite Council writing to REIV reminding their real estate agents of the provisions relating to sale/ lease signs the practice of pointer signs not on the sale/ lease land is a common one. It is recommended that a further exemption be included that allows the pointer signs to direct customers to properties for sale or lease and such sign must only be displayed with 200m of the sale/ lease property, no more than 0.3m and must contain information to direct vehicles or pedestrians to the property for sale or lease. These pointer signs should be removed once the property is no longer for sale/ lease (i.e. contract has been signed) and should only be displayed with the landowner’s permission.

2. **Proposal 2 - Allow electronic real estate signs to be displayed without a planning permit.**

   Amend the current planning permit exemption for a real estate sign to allow an electronic sign to be displayed if the sign’s message or display is not changed more than once every 24 hours. Include that the lighting must be installed and maintained to ensure it is not greater than 0.25cd/m^2 throughout the drivers’ approach to or retreat from the sign(s).

   Recommendation: Supported subject to further clarification and recommendations.

   Comments:

   Electronic real estate sign changes message infrequently which has a similar amenity impact to externally or internally illuminated signs, which are generally accepted forms of real estate signage that do not require a planning permit.

   As the message on the signs will only be permitted to change every 24 hours, it is considered these signs will have a limited amenity impact.

   The illumination of 0.25cd/m2 restriction appears to be a common condition which DTP typically allow for electronic signs abutting the road environment to limit disability glare or excessive brightness and is equivalent to street lighting.

   Further clarification is sought whether the 10sqm is over the entire property, or per street frontage.

   Further conditions should be included to specify no flashing, animation or scrolling messages on electronic signage so as not to distract drivers and ensure their amenity and traffic impact is limited.

It is also recommended that *'a permit may be granted for the display area to exceed 10 square metres if the sign concerns more than 20 lots'* be reworded to specify 20 lots or dwellings.

3. **Proposal 3 - Allow multiple real estate signs to be displayed for 21 days after the sale or letting of a property without a planning permit.**

   Amend the current planning permit exemption for a real estate sign to increase the removal period to 21 days after the sale or letting of the property on which it is displayed.

   Recommendation: Supported subject recommendations.

   Comments:

   When considering potential "cooling off" periods associated with contract signing, the removal of the advertising board within 7 days is a tight timeframe. The proposal to increase the 7 days to 21 days is a more realistic timeframe for the industry.

   The existing provisions that allow a permit to issue for more than the 7 days in non-sensical given the resources that would be necessary to process an application for a short timeframe.

   Clearer definition of 'sale' date or 'let' date is recommended. It should be within 21 days of contract signing. Some agencies have advised our Council that the sale date is settlement date which will be months later.

   It is also recommended that the real estate signs should not be allowed to be erected after a contract of sale or let. There are some agencies that use the real estate signs to promote their company, rather than the sale or let of the particular property.

Proposal 4 - Construction Signage

Construction signs (current)
A construction sign (a sign describing construction work on the land) does not require a planning permit if the sign:

- does not exceed 2 square metres.
- Is the only construction sign on the land.
- Is not animated or internally illuminated.
- Is removed when the work is completed.

Construction signs (proposal)
There is an opportunity to broaden the planning permit exemptions criteria for construction signs that do not require a planning permit to allow:

4. **Proposal 4 - Allow multiple construction signs to be displayed on some sites without a planning permit.**

   Amend the current planning permit exemption for a construction sign to allow:

- a sign to be erected on each street frontage of a corner lot.
- a sign to be erected every 150 metres of street frontage for a large lot (up to 4 signs in total).

Recommendation: Supported.

Comments:

Similar to real estate signs, there is an opportunity to broaden the planning permit exemptions criteria for construction signs that do not require a planning permit to allow more construction signs for lots on corners or with wide frontages. In these circumstances, additional signage is unlikely to create a significant further amenity impact to the existing exempt signs or the construction activities occurring on the land.

Proposal 5 - Construction hoarding and building shrouding

Signs on construction hoarding and building shrouding (current)
Currently, a sign with a display area not exceeding 10 square metres publicising the sale or letting of the property on which it is displayed does not require a planning permit if the sign:

- Only one sign may be displayed, it must not be an animated sign and it must not be displayed longer than 7 days after the sale date.

A permit may be granted for:

- The display area to exceed 10 square metres if the sign concerns more than 20 lots.
- The sign to be displayed on land excised from the subdivision and transferred to the municipal council.
- The sign to be displayed longer than 7 days after the sale date.

Signs on construction hoarding and building shrouding (proposal):
Introduce a new planning permit exemption for signs on construction hoardings and building shrouding that allows signs to be displayed on 25 per cent of the area on each street frontage.

5. **Proposal 5 - Allow 25 per cent of the area of a construction hoarding and/ or building shrouding on each street frontage to be used to display signs, without a planning permit.**

   A sign must:

   - relate to the development that is, or is proposed to be, constructed on the site.
   - Not be animated, electronic, internally illuminated or floodlit.
   - Be removed when the construction work is complete.

   Recommendation: Supported subject to further clarification and recommendations.

Comments:

Construction hoardings and building shrouding are temporary materials and structures that are erected around the perimeter of a construction site to separate construction from the public realm. Displaying signs on construction hoardings and building shrouding is becoming increasingly common.

Although these signs are not permanent, they may be displayed for a significant period, usually promoting the uses or buildings under construction on the site, and often have a positive effect on the urban environment during a construction phase.

Boroondara has had a number of construction sites or vacant sites where empty hoardings have attracted bill posters or other advertising material that is not associated with the construction or proposed development on the site.

Construction sites often have signs identifying the companies associated with the construction work on the site. The current exemption of two square metres is not proportional to the scale of many projects.

It is timely to consider new planning requirements for signs on these specific materials and structure, where appropriate.

It is recommended to allow for construction signs to be floodlit/ externally illuminated and internally illuminated with a planning permit (i.e. build a permit trigger into the exemption). Otherwise, given the general size of these signage, it'll be classified under definitions and classification such as ‘promotion’ or ‘major promotion’ signs which then would be prohibited in most residential locations.

There is also the potential to allow greater signage on hoardings (ie exceed 25% if the additional advertising materials are photos, montages or diagrams of the proposed development). In particular, consideration should be given to greater hoarding signage along transport zones, where more robust built form may exist and the scale of the development is likely to be larger.

Further clarification should be provided the timing of the display of the signage prior to the commencement of the construction works. There have been examples of sites where hoarding has been erected on the property to assist in the pre-construction marketing whilst the existing building remains occupied by previous occupiers. It is not a good outcome for sites to be shrouded by advertising signs when the existing use is in situ and it is clear that construction is not likely to commence immediately.

Proposal 6 - Promotion signage in Office and Industrial Zone

Promotion signs in Office Zone (current)
A Promotion sign is a sign smaller than 18sqm that promotes goods, services, events or any other matter. The sign does not have to relate to goods, services or any other matter occurring on the land where it is placed.

Currently, a permit is not required for a promotion sign in commercial areas if:

- the total display area of all signs to each premises does not exceed 8sqm. This does not include a sign with a display area not exceeding 1.5sqm hat is below a verandah or, if no verandah, that is less than 3.7m above pavement level.

However, in office or industrial zone, a Promotion sign current requires a planning permit.

Promotion signs in Office and Industrial (proposed)

It is proposed to amend the current planning permit exemption in Category 2 to include promotion sign for office and industrial areas:

6. **Proposal 6 - Allow certain promotion signs to be displayed without a planning permit in Office, Industrial and the Port Zone.**

   Change category 2 to include Promotion signs with a display area of up to 8 square metres per premises in section 1 (no planning permit required), provided that the sign promotes matters on the land or in the building on which the sign is sited. This means that these signs will not require a planning permit in all category 2 zone (which is all Industrial zone and the Port Zone).

   Recommendation: Supported.

   Comments:

   This amendment is supported as it'll provide a more consistent, equitable and proportional planning permit requirements.

   Currently, as stipulated above, shops and warehouses in office and industrial zones requiring a planning permit to display a small to medium sign advertising their products or services, whereas no planning permit is required for the same sign in a commercial zone. Although the commercial and industrial zones have different amenity expectations in general, where signs are advertising a business or the goods and services they provide, a similar level of restriction is appropriate to help all businesses establish and grow.

Proposal 7 - Removing expiration dates for signage permits

Expiration dates for signage permits (current)
Currently, every planning permit granted for a sign expires on a date specified at Clause 52.05-4 of the VPP. That date is either 15 years from the date of the issue of the planning permit, or another date as specified in the planning permit. The expiry condition specified on a planning permit issued for a Major promotion sign must specify an expiry of at least 10 years, but no more than 25 years. A council can choose to specify a date within this range.

7. **Proposal 7 - Remove mandatory planning permit expiration dates for all signs except for Major promotion signs and Promotion signs that**

promote goods, services, events or matters not provided, undertaken or sold on the land or in the building on which the sign is sited.

Amend the requirements for expiry of signage permits at Clause 52.05-4 to exempt all signs except for Major promotion signs and Promotion signs that promote goods, services, events or matters not provided, undertaken or sold on the land or in the building on which the sign is sited.

Recommendation: Supported, subject to recommendation.

Comments:

Assessing applications for signs where a planning permit is expiring or has expired takes up council resources and costs applicants time and money. In these cases, applying for a new planning permit adds little value to signage outcomes. Tracking and enforcing signage expirations also takes up council resources for minimal gain.

Removing the requirement to include mandatory expiry conditions for signs that identify or promote a business would allow businesses to display signs for the duration of their occupation of a site after a planning permit is granted and remove unnecessary regulation of reasonable signage.

Any further changes to increase size/ illuminations/ floodlit/ height etc must lodge an amendment application of which would then be subject to a full assessment.

It is recommended that some guidelines should be issued on what to do with the significant number of planning permits that already have expiry conditions imposed in accordance with the current scheme requirements. Guidelines should also include what should happen after the 15 years from the date of issue.

Proposal 8 - Clarifying sign requirements in the Design and Development Overlay (DDO)

The type of sign that can be displayed in a particular location and whether it needs a planning permit usually depends on the zoning of the land. The zone specifies requirements for signs by setting out whether the minimum, low, medium or high category of control applies. Each category of control sets out state planning permit requirements and prohibitions for signage in each zone. The category of control that applies to particular land can be changed in some zone schedules. Local policy can be changed in some zones schedules. Local policy can also provide guidance about appropriate sign outcomes in particular areas, where it is required.

8. **Proposal 8 - Remove the ability to specify requirements in the DDO**

   Amend the DDO and schedule template (Ministerial Direction - the form and content of planning schemes) to remove the ability for planning authorities to specify sign requirements.

Recommendation: Supported.

Comments:

The DDO allows planning authorities to specify sign requirements in a schedule to the overlay. Some DDO schedules include sign requirements that change the sign category of control that applies to the land and/ or apply specific design requirements that may vary or complement to the state requirements in Clause 52.05.

Currently there are no specific sign requirements in Boroondara's DDOs.

There is value in providing greater consistency for sign requirements across planning schemes by removing the ability to specify sign requirements in the DDO.

DTP recommended that specific design guidance about appropriate signage, if needed, can be set out in the local policy. Whilst this is an option, more weight is required should we set out specific requirements in our local policies.

Other signage recommendations:

Crane signage

Clarity on how Council should deal with crane signage with clearer definitions and guidelines is recommended. Whilst a crane is a temporary structure on construction sites, there are increasing number of signage (such as the construction company name) being displayed on cranes for extensive periods of which are generally more than 10m in above natural ground level and often in residential zone.

Given the general height of which these signs are displayed (above 10m), under the current signage definitions, they would be classified as a 'sky sign' of which technically, in residential zone (category 3 - high amenity areas) is prohibited.