BOROONDARA
City of Harmony

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

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).

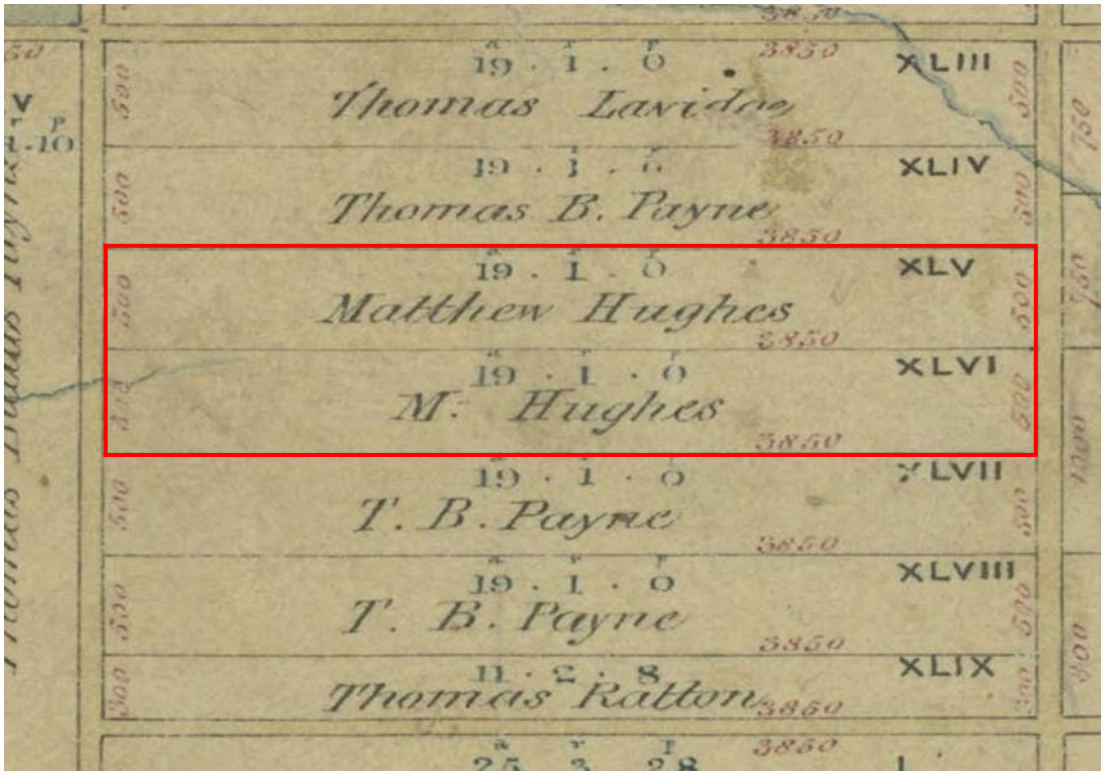

Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

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

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

Five German families (headed by Christian Finger, Gustave Kobelke, Gottlieb Aurisch, Johann Fankhauser and Karl Roemer) arrived in the Hawthorn area in 1850 (McWilliam 1978:7). A contemporary account claims that the German immigrants purchased 40 acres of land at £10 per acre

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

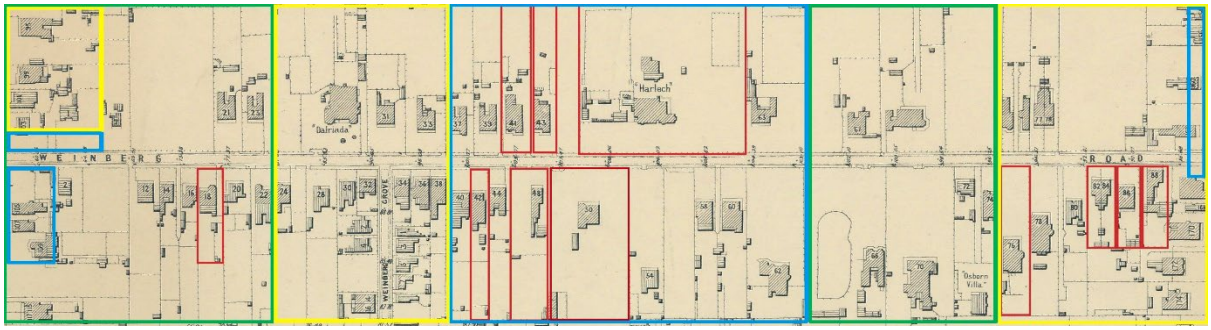

Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are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

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

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

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

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

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

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

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

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).*

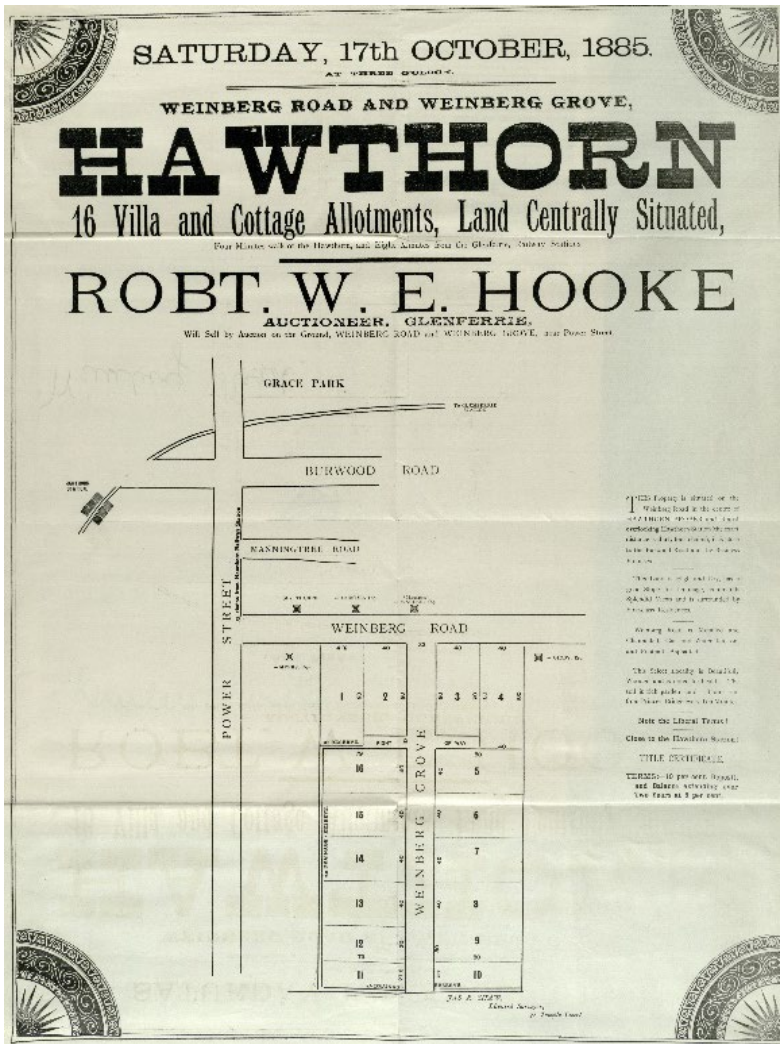

Figure 4 Promotional flyer advertising the subdivision sale at Weinberg Road and Weinberg Grove prepared by Jas R Shaw 1885. (Source: State Library Victoria)

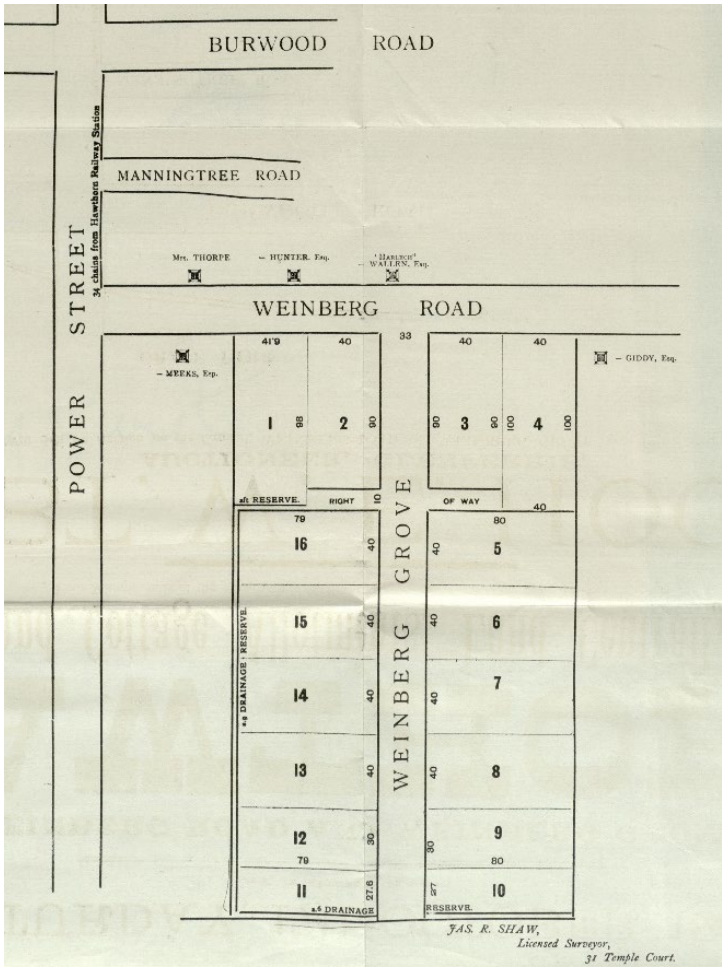

Figure 5 Detail from the 1885 promotional flyer. (Source: State Library Victoria)

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

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). 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.

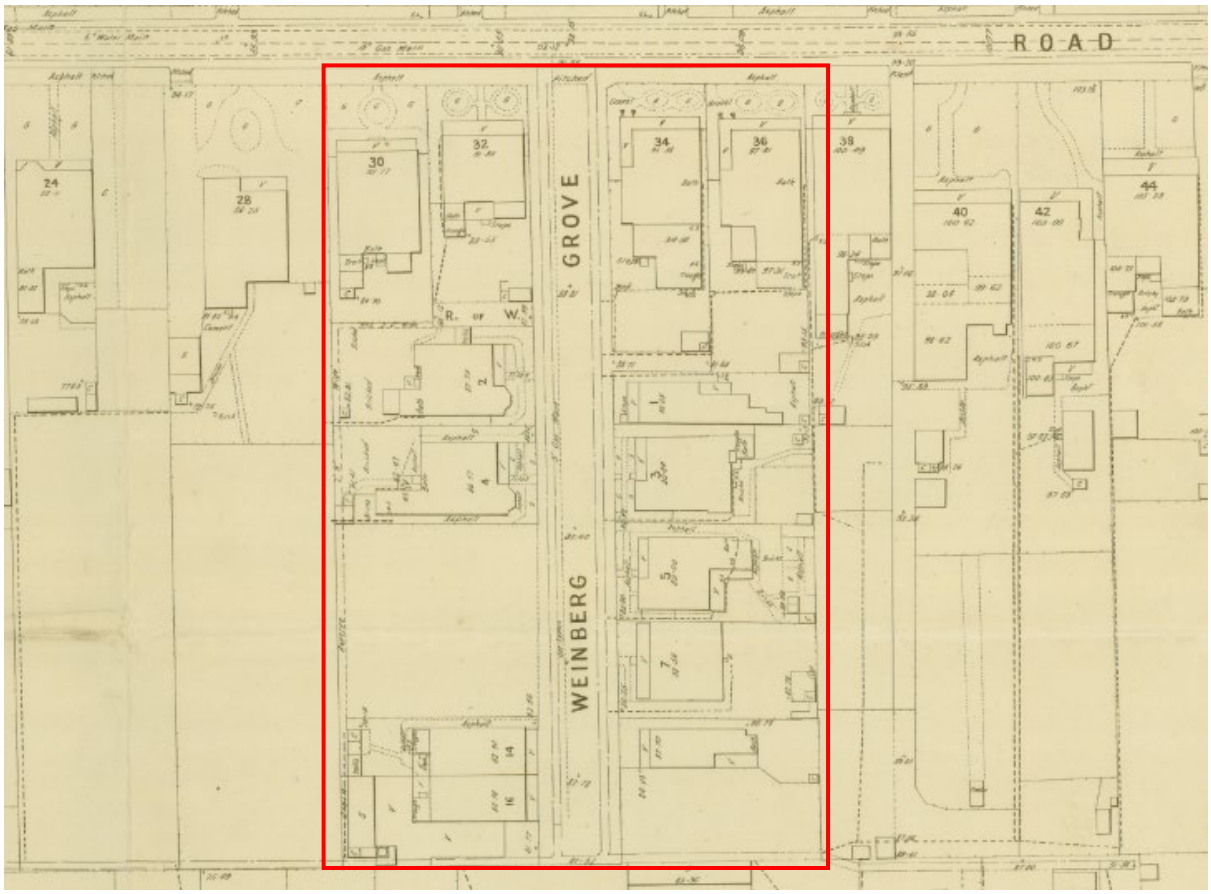

Figure 6 Part of Detail Plan No 1483, City of Hawthorn, 1902, showing that the Wattle grove subdivision denoted in red outline. (Source: State Library Victoria with GML overlay)

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).

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 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. 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 Double-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

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)

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,

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

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

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

BOROONDARA
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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

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

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

BOROONDARA
City of Harmony

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