

Name	House	Reference No	
Address	238 & 240 Barkers Road, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1889	Previous Grading	C*3

Extent of Overlay

Refer recommendations.



Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec. BPS Heritage Overlay

History

A row of ten two-storey terraces were constructed and offered for sale in 1888 in Barkers Road, following the subdivision of 'Payne's Paddock' in the mid-1880s.¹ The terraces were initially owned by builders Warner and Saunders, described as ten vacant brick houses and valued at £50 in 1888.² They were tenanted and gradually sold off during the 1890s. The terraces appear on the MMBW Plan no 55 as alternating semi-detached pairs, numbered 204-222 Barkers Road, Hawthorn (the street numbering was changed in 1913).³ Six of the original terraces were later demolished to make way for a service station and convenience store.

Despite remaining vacant for some time, the pair of terraces at 216-218 Barkers Road (later 238-240 Barkers Road) was occupied in 1900 by William H Hansom (216) and Herbert H Anderson (218).⁴ In 1905, the *Sands and McDougall Directory of Victoria* lists Theodore Tourrier, a professor of music, as the occupant of 218 Barkers Road and 216 Barkers Road as vacant.⁵ Tourrier appears to have owned both terraces, occupying 218 (later 240) Barkers Road himself until the mid-1930s, and with 216 (later 238) Barkers Road, being occupied by various tenants, including Alexander Bruford (c.1915) the city engineer and Alfred E Tourrier (c.1925).⁶ The terraces were occupied by a number of residents in subsequent years, including Miss L M Baxter (c.1944/5), and A Coia (c.1965-mid-1970s) at 238 Barkers Road, and Robert B Clements (c.1955) and Mrs E M Tindale (c.1970) at 240 Barkers Road.⁷

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

No 238 Barkers Road, Hawthorn, is the westernmost building in a group of four two-storey 1880s terraces. The four are built in two semi-detached pairs separated by a narrow easement (c. 1m) and facing Methodist Ladies' College, on Barkers Road. No 238 is next to a service station and convenience store. The west façade, which has a high degree of visibility, is overpainted brick, with a lean-to addition lit by two large skylights up against its west side paling fence. A two-storey garage

and studio was placed transversely across the rear of its site in 2001. A walled patio has been added to the rear of the second storey. The roof has been clad, fairly recently, in corrugated galvanized iron in a silver finish, and the gutters and spouting have been recently renewed. The front fence is high (c.2.6m), timber framed and base plated, and clad in Mini-Orb galvanized iron sheeting, which forms a motif in the more recent additions. The Barkers Road façade retains its original exposed bichrome brick, cream and umber, with stepped quoin patterns around the windows and cruciform motifs on the wing wall ends. The verandah, balcony and parapet are all framed by bosses in a stilted, round-topped shape, bracketed on scroll consoles. The verandah friezes are in a floral cast iron lace, and the balustrade is in a light and elegant cast iron pattern with thin balusters placed closely together and framed by floral patterns at the rail and foot of the balustrade. The front door and its sidelights, and the ground floor front window, are not currently visible from Barkers Road. The upstairs balustrade is bisected by a cast-iron column, continuing a central column placement on the ground-floor verandah. The first floor windows contain non-original French doors with squared fanlights above, set within what appears to be the original overall window form (opening). The verandah roof is concave, as with no 240 alongside, and is painted in alternating stripes. The parapet is a combined frieze, cornice and balustrade with a central bell-cast moulding enclosing a petalled flower image in relief; it has been picked out in various colours. A floral moulding tops the bell-cast lunette, and is supported on either side by floral consoles. The parapet balustrade is topped at either end by pedestals (minus their urns) and the balustrade itself is a masonry lattice interspersed with paneled piers. A half-ogee cornice links the parapet to both the wing-walls.

Various brick outbuildings were demolished in 1992, allowing rear additions including a sunroom (1993-8).⁸ The lean-to was added, along with various living room and kitchen changes and a new garage with a studio immediately above it, in 2001. These were completed in a mixture of rendered brickwork, and Mini-Orb (on the balcony and landing walling). Mini-Orb was also specified for the studio's transverse walling, but appears to have been either replaced or overlaid with weatherboard.⁹ A high wall sign was added in 2002-3.¹⁰

No 240 Barkers Road, Hawthorn, has a generally similar parapet, verandah roof, galvanized iron main roof and front to no 238, but its front facade has been fully overpainted. The lacework on the upstairs balcony is of a different grain to that on the neighbouring terraces (it may be a replacement). The concave verandah soffit is the same as for no 238. The main ground floor window is flat-headed, with a central double-hung sash of full width and two narrow sidelights. This would presumably parallel that on no 238 (not visible from Barkers Road). The first floor window treatment is as for no 238. The property has a high fence, painted, with pointed and butted palings, which is of relatively recent origin. The front path and verandah surface have been concreted at some stage. The front door appears original, although its flanking glass has been renewed with plain sheets. The original door sidelights appear to have been removed from all the visible door cases in this group (nos 240, 242, 244) at various stages. No 240 gained a rear sun deck to its east side in 1989 and a glazed atrium over the sun deck in 1996. These additions flank its kitchen and meals area.¹¹

The upper central verandah columns on both nos 238 and 240 are simple timber posts, and may have replaced cast iron posts. The lower verandah post on 240 has a long timber impost and plain timber lower post that may also be replacements.

Historical Context

The subject terraces are associated with the sale and subsequent subdivision of 'Payne's Paddock' in this area of Hawthorn in the mid to late 1880s. The small retail and commercial locality of Glenferrie was developing at this time, with the added attraction of the Methodist Ladies' College being located opposite the subject site, and Xavier College further west.¹²

Comparative Analysis

This residential terrace type is common in other inner suburbs of Melbourne but rare in this part of Hawthorn and further east, although there is a cluster of Hawthorn counterparts in Elgin Street, Morang and Evandale Roads, all near Hawthorn Station. This particular group (nos 238-244 Barkers Road) is of some interest for the way it incorporates albeit subtle variation in a shared form, such as the verandah treatment. The parapets are lively, complex and imposing, and the bichrome brick patterning on no 238 is intact. The other most direct comparisons in this part of Boroondara are the terraces at 25-31 Gellibrand and 14-16 and 33-35 Princess Streets, Kew, graded B. These have a similar proportion of high fences, and are more consistent in their verandah detail.

Assessment Against Criteria

The following statements apply to the group of terraces at nos 238-244 Barkers Road.

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

The group of terraces at nos 238-244 Barkers Road, Hawthorn, is a striking quartet of terraced houses, as interesting for its comparative rarity in this part of Hawthorn as for its comparative typicality in other inner suburbs nearer the central city. Nos 238-244 should be read and considered as a group rather than as four distinct examples of terrace form.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

The group of terraces at nos 238-244 Barkers Road, Hawthorn, has a lively and inventive parapet treatment by comparison with many terraces. The lightness and floral detailing of the parapets in this group is well matched to solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is, unusually, generally consistent across all four, with some marginal variations.

Statement of Significance

The following statement applies to the group of terraces at nos 238-244 Barkers Road, Hawthorn.

The group of late 1880s terraces at Nos. 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.

Grading Review

Unchanged

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should include all four terrace dwellings (i.e. a single Heritage Overlay for nos 238-244 Barkers Road).

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ G Butler & Associates, *Hawthorn Keynote place (draft)*, 2000.

² Town of Hawthorn Rate Book 1889, #3302-3311 cited in G Butler & Associates, *Hawthorn Keynote place (draft)*, 2000.

³ Melbourne and Metropolitan Board of Works survey plan No. 55, Hawthorn, scale 160':1", undated, although annotated with dates from the mid-1890s-1950.

⁴ *Sands and McDougall Directory of Victoria*, 1900.

⁵ *Sands and McDougall Directory of Victoria*, 1905.

⁶ Cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; *Sands and McDougall Directory of Victoria*, various dates.

⁷ Pattern of occupation derived from listings in the *Sands and McDougall Directory of Victoria*, various years between 1944/5-1974.

⁸ Details sourced from City of Hawthorn Building Index, Permit #124/92, dated 18 March 1992.

⁹ Drawings sourced from the City of Boroondara Building File40/408/04591, Peter Gilbertson Consulting, dated April 2001.

¹⁰ Planning Permit BOR/09869, dated 24 October 1995, City of Boroondara Planning File 109938; Planning Permit BOR/01/00097, dated 2 May 2001 and amended 8 May 2001 and 29 June 2001, City of Boroondara Planning File 40/409/07709; Planning Permit PP02/00247, dated 19 March 2003, City of Boroondara Planning File 40/409/07709.

¹¹ Details sourced from City of Hawthorn Building Index, Permit #6424, dated 19 May 1989; #9869, dated 18 October 1995; #5819, dated 31 October 1995; City of Boroondara Building File 40/408/000500.

¹² G Butler & Associates, *Hawthorn Keynote place* (draft), 2000.