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Name	<i>Devonia</i>	Reference No	
Address	254 Barkers Road, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1900-01	Previous Grading	C*3



#### Extent of Overlay

To title boundaries.

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Intactness ☒ Good ☐ Fair ☐ Poor

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

#### History

In the late 1880s solicitors Godfrey & Bullen were listed as ratepayers for vacant land on the west corner of Salisbury Grove, valued for rating at £30.<sup>1</sup> The land remained vacant for several years until the early 1900s. Rate records from the 1900-01 rate cycle recorded the presence of two newly-constructed houses, numbered 228 and 230 Barkers Road (now nos 254 and 256). A subsequent sewerage plan also shows their basic outline to be very similar, and they may be the work of the same builder, J W Kaiser.<sup>2</sup> No 228 Barkers Road (the subject property) was a seven-roomed brick house owned by builder J W Kaiser of Riversdale Road, valued for rating at £56, with 230 Barkers Road of the same size and valuation, owned and occupied by a J W Hall. By the following year Margaret Bartlett was recorded as the new owner and occupier of 228, still with a net annual value of £56.<sup>3</sup> The Bartlett family resided at this address until c. 1907, but by c. 1914, Cecil Crespin, a Melbourne importer of tea, coffee and other comestibles, owned and occupied the property.<sup>4</sup> His eight-roomed brick house was valued for rating at £75, and he was resident at the property in 1931-2, at a reduced valuation of £70. The valuation was still the same in 1945/6 when Rudolph Wertheimer was owner and occupier.<sup>5</sup>

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000)

#### Description & Integrity

*Devonia*, 254 Barkers Road, Hawthorn, is a late nineteenth century villa in a hybrid Italianate Gothic style. It is a single-storey overpainted brick building, in tuckpointed face brick on an overpainted bluestone plinth, with a canted bay and return verandah. The main roof is hipped and clad in slate tile with painted galvanized iron ridge-capping. The eaves are boxed with a moulded frieze interspersed with brackets and rosettes. The chimneys are red brick with stuccoed cornice tops to each stack. The façade corners have quoin dressings (highlighted through the paint treatment), and a heavy, moulded course line runs across the wing wall and around the canted bay. The bay has three steeply pitched gablets over each of the facets, and bargeboards over the facets are coupled to an inverted T- beam; the windows to the bay have stilted segmental arches. All front windows are double-hung sashes.

The entrance door case appears original with a mixture of milk-glass and stained glass leadlighting, and a similar leadlighting appears in the tall door case and fanlight at the return verandah end. The return verandah has a bullnosed roof of corrugated galvanized steel, repainted in stripes of alternating terra-cotta and cream. The verandah has long impostes over its cast iron columns; the verandah also has an intact dentilled cornice across its front, and original tessellated floor tiling and bluestone edge. Later additions include the high red brick front fence (c.1969), a brick garage opening onto a lane at the rear (1977), and a family room added to the rear in 1984, which was given a canted bay, Georgian-paned windows and an external deck.<sup>6</sup> The front and side gardens follow a nineteenth-century pattern and are of long-standing.

### Historical Context

The subject property is located in an area of Hawthorn which was associated with local development in the late nineteenth century, including the small retail and commercial locality of Glenferrie. The presence of the Methodist Ladies' College across from the subject site, Xavier College further west, and the cable tram along Glenferrie Road added to the attraction of the area as a residential enclave.

### Comparative Analysis

*Devonia*, 254 Barkers Road, Hawthorn, is in the manner of several houses in the Kew and Camberwell areas, including a similar property at 389 Barkers Road which was associated with the builder John Kaiser. The use of the canted bay with steeply pitched gablets is a Kaiser signature. Houses with steeply gabled canted bays, in addition to being associated with Kaiser, were also built by Henry Hutchison, and architect John Beswicke (architect of Hawthorn Town Hall). Similar properties built in the period around 1901 can be seen at 389 Barkers Road (almost identical in quoin patterning and canted bay composition), nos 1, 6, 25 and 26 Kintore Street Camberwell, and 29 Harcourt Street Hawthorn.<sup>7</sup> In Camberwell, Hutchinson appears to have built 23 Royal Crescent, 3 Victoria Road and 17-19 Broadway in the same period. G Butler notes that Beswicke was using the steeply-pitched triple gable motif as early as 1888,<sup>8</sup> but the group of houses referred to here is on the whole a Federation phenomenon, and most of them have survived well. They belong to a group of houses which combined Italianate form and detail with more usual Federation elements such as verandahs and projected diagonality. Kaiser has also been connected with the 387-391 Barkers Road group in Kew, 9 and 11 Kooyongkoot Road in Hawthorn, and with 1-21 Riversdale Road, where he was reputed to have lived.<sup>9</sup>

No 254 was originally similar to the adjacent 256 Barkers Road on the York Street corner, but 256 has been altered, with the gable barge boarding removed and a charcoal-cement tiled roof supplanting the original slate (256 is ungraded).

### Assessment Against Criteria

#### *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.*

*Devonia*, 254 Barkers Road, Hawthorn, is a generally intact, albeit overpainted, example of an asymmetrical house type which was popular in the Kew and Camberwell areas at the turn of the nineteenth century. These dwellings incorporated return verandahs, prominent quoin markings and canted bays topped with steeply pitched gables.

*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.*

*Devonia*, 254 Barkers Road, Hawthorn, is one of a group of properties which deliberately fused Italianate massing, form and detail with more usual Federation characteristics such as verandahs and projecting elements, including medieval motifs such as the steeply pitched multiple gable.

### Statement of Significance

*Devonia*, 254 Barkers Road, Hawthorn, is of historical and architectural significance at a local level. Although overpainted, the dwelling is nevertheless a generally intact example of an asymmetrical house type popular in the Kew and Camberwell areas at the turn of the nineteenth century, and designed and built by a number of prominent builders and architects who combined Italianate form

and detail with more usual Federation elements. These popular designs incorporated return verandahs, quoin markings and canted bays topped with steeply pitched gables.

### Grading Review

Unchanged.

### Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

### 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:*

<sup>1</sup> Town of Hawthorn Rate Books, 1889, #3315-6, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>2</sup> Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000. Kaiser is also discussed by Butler in his *Camberwell Conservation Study*, volume 4, 1991. The builder is sometimes referred to as George Kaiser or J Haiser, but is believed to be the same person, although this has not been confirmed.

<sup>3</sup> City of Hawthorn Rate Books, 1900-01 #4619-21 and for 1901-02, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>4</sup> City of Hawthorn Rate Books, 1913-14 #5822; 1914-15, #5879, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>5</sup> City of Hawthorn Rate Books, 1922-23 #6161; 1931-32 #7952; 1945-56 #8118, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>6</sup> Details sourced from the City of Hawthorn Building Index, Permit #8204, dated 26 February 1969; #13471, dated 4 May 1977; #13804, dated 5 October 1977; #1925, dated 24 November 1983; #2088, dated 23 February 1984; #2701, dated 13 November 1984.

<sup>7</sup> See Graeme Butler, *Camberwell Conservation Study*, volume 4, 1991, p. 150.

<sup>8</sup> Graeme Butler, *Camberwell Conservation Study*, volume 4, 1991, p. 253.

<sup>9</sup> Details sourced from Board of Works Plan No. 56, dated October 1901, and research in this study and the B-grading review connected with the other Barkers Road sites.