

Name	House	Reference No	
Address	408 Barkers Road, Hawthorn East	Survey Date	26 April 2006
Building Type	Residence	Grading	B
Date	1921	Previous Grading	C*3



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

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

History

The site of 408 Barkers Road was part of a 1919 subdivision of land at that time owned by Leo (later Sir Leo) Cussen. The allotment was acquired by Mrs Rose M Harris, of 57 Auburn Road, and by the following year the present house was under construction.¹ At the time of its completion, it was one of only three houses sited between Auburn Road and Higham Road along this portion of Barkers Road. City of Hawthorn rate records for the 1921-22 cycle listed Herbert T Harris, a merchant (and presumed husband or relative of the owner), as occupant of a brick house of seven rooms; the house remained listed in the name of Rose Harris.² The Harris family remained in residence at the property until c. 1959, with G Lort-Phillips in residence from 1960 until at least 1974.³

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

Description & Integrity

No 408 Barkers Road, Hawthorn East, is a substantial single-storey masonry house in the bungalow style, which exhibits Californian influences, particularly the later designs of Greene and Greene in the Pasadena area. It has a single roof pitch to the front onto Barkers Road, and presents a long transverse side to Maurice Street, an unpaved and native treed cul-de-sac. The roof tiling is possibly not original, but the remainder of the house appears to be substantially intact with few external alterations evident, save for overpainting the brick walls. The dwelling has tapering chimneys finished in roughcast stucco with projecting brick accents giving them a Japanese flavour. The Maurice street facade is deeply recessed under a return verandah; the latter is supported by regularly-spaced piers comprising solid overpainted square plan brick bases with cement tops and twin timber posts. A wing projects beyond the deepened pitch over the verandah, and sustains the long line of the house southward. The garden is largely native, with a large tree fern next to the house and several eucalypts. There are no fences to the principal boundary.

Historical Context

The subject property at 408 Barkers Road, Hawthorn East, was part of a 1919 subdivision of land at that time owned by Leo (later Sir Leo) Cussen. Cussen's land was part of the original Maxton property which occupied multiple acres between Barkers Road and later Harcourt Street in the nineteenth century. This area, in turn, was originally associated with large estates established in the mid-nineteenth century east of Auburn Road, and accessed via Barker's Track which was established as early as the 1840s.⁴

Comparative Analysis

No 408 Barkers Road, Hawthorn East, invites comparison with other leading bungalows in the Boroondara municipality. One of the nearest is 12 John Street, Hawthorn, which is graded B. This latter building appears to have had more alterations than the subject building, although as a bungalow exemplar it is similarly bold and inventive. No 54 Berkeley Street is earlier (1919) and similar in its scaling, but is a two-storey example. No 408 is considered to be comparable with, in terms of architectural boldness and execution, other B-ranked examples in Kew such as 39 Fellows Street, 9 Cradley Avenue, 219 Cotham Road or 37 Normanby Road. Similarly it can be compared to several Camberwell examples such as 44 Currajong Avenue (1919-20), 354 and 360 Burke Road Glen Iris (1926-7), 33 Deepdene Road (1923), 168A Mont Albert Road (1923), 1 Threadneedle Street (1915) and 931 Toorak Road (1925).⁵ No 408 also compares favourably with several A-graded examples such as 96 Kilby Road and 26 Fellows Street Kew (c. 1924)⁶, and 2 Sunnyside Avenue (1920).⁷

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.

No 408 Barkers Road, Hawthorn East, is an exemplar of the bungalow mode, especially in its Californian inflection where it parallels the later designs of Greene and Greene in the Pasadena area. In a streetscape context, it represents a strong architectural signature which is enhanced by its consciously informal presentation to the street.

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.

No 408 Barkers Road, Hawthorn East, is marked by a boldness in its line and a fine balance between the long roof and smaller masonry elements such as the verandah piers, and the chimneys and their placement. It is also much more horizontal in its line than many comparable bungalows in the Boroondara area, and generally bolder in its juxtaposition of solid, planes and void.

Statement of Significance

No 408 Barkers Road, Hawthorn East, is of local historical and architectural significance. The house is associated with a comparatively later subdivision in the area, but in line with the history of much local residential development it represented when constructed in c.1920, and remains, an exemplar of its architectural type, the bungalow. It displays strong Californian influences, particularly the later work of Greene and Greene in the Pasadena area, and is marked by a boldness in line, an emphasis on horizontality, and a fine balance between the long roof form and smaller masonry elements such as the verandah piers and chimneys. The dwelling also makes a bold architectural statement within the Barkers Road streetscape context.

Grading Review

Recommend upgrade to a B.

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:

¹ City of Hawthorn Rate Books, 1919-20, #8626, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² City of Hawthorn Rate Books, 1921-22, #8643, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1959 and 1974

⁴ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁵ Details sourced from Graeme Butler, *Camberwell Conservation Study*, volume 4, 1991, pp. 47-9 (Burke Road), 110-11 (Deepdene Road), 203-4 (Mont Albert Road), 272-3 (Threadneedle Street), 276 (Toorak Road).

⁶ Details sourced from Pru Sanderson, *City of Kew Urban Conservation Study*, 1989, Designation A, Citations 53, 55.

⁷ Camberwell example sourced from Graeme Butler, *Camberwell Conservation Study*, 1991, p. 265.