

Name	Noorat	Reference No	
Address	534 Tooronga Road, Hawthorn	Survey Date	21 May 2006
Building Type	Residence	Grading	C*
Date	c. 1901	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 subject house is first listed in the City of Hawthorn Rate Books for the 1901-02 rate cycle, with a net annual value (nav) of £66. The owner was listed as Arthur H Bell, who owned other vacant allotments in the vicinity, including in Beaconsfield Road to the east.¹ In 1905 the house was sewered by the Melbourne & Metropolitan Board of Works, with the works carried out by L A Walker, ironmonger, of Auburn Road.² Arthur Bell, a dentist with rooms in Collins Street, resided at this address for only a few years, as the property had been acquired by the Wregg family by 1912.³ Subsequently the house was acquired by brewer Rudolph Boehnke, previously of 32 Barkers Road, Hawthorn. Boehnke resided at the subject address, at this time numbered 7 Tooronga Road, until 1919. One of the frequent re-numberings of houses in this portion of Tooronga Road occurred at this time, and a new property was listed as 1 Tooronga Road, at which time, the subject property became 3 Tooronga Road. The house was occupied from this date (c.1920) by Robert Ferguson, until the early 1940s. In c.1930, the house was again renumbered as further subdivision occurred, and *Noorat* was allocated the street address 11 Tooronga Road. From the early 1940s until the end of the 1960s, John Goulding and family owned the property. In 1969, the street was again renumbered, and 11 became 534 Tooronga Road. In 1970, V Caruso was recorded in the *Sands & McDougall Directory of Victoria* as the occupant residing at the address (until c. 1974).⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

Noorat, at 534 Tooronga Road, Hawthorn, is a single-storey, double-fronted, asymmetrical Federation-era villa of a transitional style which incorporates elements of the Queen Anne and bungalow styles. The gabled hip roof is clad with Marseilles-pattern terracotta tiles and finished with terracotta ridge capping, finials and exposed rafters. The main roofline incorporates a return verandah beneath a flared bellcast form and is penetrated by corbelled red brick chimneys. The verandah is supported by carved verandah beams and rendered Tuscan order columns with a concrete floor. The house has a

brick plinth with appliqué half timbering and roughcast rendered walls, all of which are overpainted. The verandah is truncated by a projecting bay on the south side of the west façade, which is further defined by a rectangular bay window and matching bay in the south side elevation. Fenestration is irregular and contains conventional timber-framed, double-hung sash windows. The main entrance is via an arched opening and contains a panelled timber door with multi-coloured leadlight surround.

The house is believed to be substantially externally intact and alterations appear to be confined to overpainting and rear additions, including additions undertaken in 1986, which are largely concealed from views from the street.⁵ The property is fronted by a non-original overpainted brick fence.

Historical Context

A number of large allotments at the north end of Tooronga Road, Hawthorn, were developed in the early twentieth century as part of the 'Mornane's Paddock' subdivision. *Noorat* was one of several properties on larger allotments, with the lots addressing Riversdale Road (to the north of the subject property), tending to be smaller. More generally, this area of Hawthorn remained largely rural in character until after the First World War, despite the fact that cable car, and later tram services, were offered on the Riversdale Road route.⁶

Comparative Analysis

In a broader sense, a comparison can be drawn between this property and the neighbouring house at 532 Tooronga Road (C-graded), which also exhibits a transitional combination of Federation planning and construction details with an emerging bungalow style, albeit with face brick walls. While number 532 has a lower level of integrity (which is reflected in its grading), it similarly features a bellcast terracotta roof which incorporates a return verandah supported by heavy timber posts with carved capitals. Both houses are simply composed, elegant, lightly-scaled houses by Federation standards, reiterating the broad Federation form of homestead-pattern hipped roof and flared, integral verandah, flanking bays closing the return verandah at each end, an angled corner and the use of timber verandah framing rather than cast iron. *Noorat* has been overpainted, but the external brick treatment was probably completed in a red face brick, similar to its neighbour at 532 Tooronga Road. The elegant turned verandah columns and relative simplicity of the verandah fascia (no frieze, only a single beam and projecting rafters) form a clearly Tuscan order that hints at the growing (early twentieth-century) Colonial Revival. The spreading verandah column heads, which resemble enlarged abacuses in timber, also echo aspects of Colonial Revivalism. While it is possible that these verandah elements, which appear to be early, may have replaced an original Federation treatment, there are precedents and contemporary comparisons in Boroondara. Christopher Cowper was using plain Tuscan verandah columns by 1906-7, as at 62 Riversdale Road, Hawthorn (B-graded) or 14 Studley Avenue, Kew (A-graded).⁷ At the same time the simple verandah post treatment on 532 next door (square-section posts with wing tops) and the appearance of related verandah beam and capital forms in Kew, as at 10 Fernhurst Grove (1899-1900, A-graded), or 11 The Avenue, Surrey Hills (1902, B-graded)⁸ show that several similar verandah details were being applied at the time 534 was being built. An element which also sets the subject house apart is the use of appliqué half timbering over the roughcast rendered walls, set on a brick plinth, which is an unusual external treatment.

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.*

Noorat, 534 Tooronga Road, Hawthorn, is a fine and relatively early example of a Federation era villa influenced by the bungalow movement. The dwelling's siting on a comparatively large allotment, and generous garden setback, also reflect elements of desirable residential development in Hawthorn at the turn of the nineteenth century.

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.*

Noorat, 534 Tooronga Road, Hawthorn, is an early fusion of the Federation villa, with its angled planning, return verandah and projecting bays, and the homestead bungalow house more typical of the 1910s. The house is also distinguished by elements of the growing early twentieth-century

Colonial Revivalism, including in the relatively simple verandah treatment with the elegant turned verandah columns and spreading column heads. Further, the use of appliqué half timbering over roughcast rendered walls above a brick plinth, is also an unusual external treatment.

Statement of Significance

Noorat, 534 Tooronga Road, Hawthorn, is of historical and architectural significance at a local level. It is a fine and relatively early example of a Federation era villa influenced by the bungalow movement. Its siting on a comparatively large allotment with a generous garden setback is also reflective of desirable residential development in Hawthorn at the turn of the nineteenth century. Architecturally, *Noorat* represents an early fusion of the Federation villa, with its angled planning, return verandah and projecting bays, and the homestead bungalow type more typical of the 1910s. *Noorat* is additionally distinguished by elements of early twentieth-century Colonial Revivalism, including the relatively simple verandah treatment; the use of appliqué half timbering over roughcast rendered walls above a brick plinth, is another distinguishing feature of the house.

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:

¹ City of Hawthorn Rate Books, 1901-02, #6724, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

² MMBW House Service Cover #47873, (1905-06)

³ City of Hawthorn Rate Books, 1912-13, #9260, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1920 and 1974.

⁵ Building Permit #1974, dated 2 May 1952 and #3909, dated 23 May 1986, details and drawing sourced from the City of Hawthorn Building Card Index.

⁶ G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000; see also Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

⁷ Grading is indicated in Pru Sanderson's *City of Kew Urban Conservation Study*, 1989, v. 2, esp. Citations 40 (10 Fernhurst Grove), 44 (14 Studley Avenue)

⁸ Graeme Butler, *Camberwell Conservation Study 1991*, v. 4, p. 267-8.