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Name	Loyola	Reference No	
Address	75 Wattle Road, Hawthorn	Survey Date	8 May 2006
Building Type	Residence	Grading	C*
Date	1898	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

Nos 73 and 75 Wattle Road, an unmatched pair of free-standing brick residences, were constructed for gentlemen's outfitter Jesse Frederick Heward in 1898. Previously the allotment was occupied by a timber house owned by the Eastwood family since c. 1869.<sup>1</sup> Based on the c. 1902 MMBW Detail Plan no. 1486, it appears that the allotment was subdivided into two, with a narrow right-of-way established between them servicing both properties.

The two houses were assessed as brick houses, each of eight rooms, in the 1898-99 rate cycle with a net annual value (nav) each of £42.<sup>2</sup> Both houses were owned by Heward for several years, and let to a variety of tenants. By the end of World War I the property was tenanted by the Breheny family, who within a few years, moved to the adjoining property, 73 Wattle Road. By the early 1930s, Sarah Breheny owned both houses, continuing to reside at 73 Wattle Road and letting the subject property to tenants until the mid 1950s. From the late 1950s the property was occupied by C H Vos, before being acquired by the Dwyer family in c. 1974.<sup>3</sup>

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Architects Pty Ltd. *Wattle Road*, 1997; additional research by Lovell Chen, 2006)

#### Description & Integrity

*Loyola* at 75 Wattle Road, Hawthorn, is a substantial single-fronted double-storey Italianate villa of brick construction and asymmetrical planning. The hipped roof is slate-clad with bracketed eaves and boldly ribbed brick chimneys. The walls display tuckpointed brown face brickwork with red brick window heads and moulded string courses on a bluestone plinth. The main entrance is set back in the west side elevation, now screened by a non-original skillion porch but which was originally accessed via a verandah which returned around the façade and was terminated by the projecting canted bay on the west side elevation. The narrow façade contains two pairs of timber-framed French doors at ground floor level which may have been altered at an early date.<sup>4</sup> Above these is a pair of timber-framed double-hung sash windows.

It would appear that, with the exception of the removal of the verandah and possibly the French doors, the house is otherwise externally intact as viewed from the street. The property frontage is fenced by a non-original coursed bluestone wall.

### Historical Context

Wattle Road, first known as Weinberg Road, is an early street in Hawthorn and marks the location of a farming settlement established by a group of German immigrants in the 1950s. These farming allotments were gradually subdivided, a process which commenced as early as the late 1850s, with the result being an area which is mixed in character but which still retains some evidence of the early farming settlement.

### Comparative Analysis

While it is evident that *Loyola* was constructed at the same time and for the same owner as the neighbouring 73 Wattle Road, the two houses differ in form and detail. Reflecting the fact that they were constructed on a subdivided single allotment, both adopt a two-storey, single-fronted form with slender facade built to the side boundaries (as noted above, a right-of-way was established between them). No 73 has a canted bay in the front façade, contrasting with No 75 which originally had a straight front with return double-height verandah which was terminated by the canted bay in the western side. The compositional arrangement of the two and the relationship between them is unusual and is interesting as a response to two narrow sites. Both houses are also slightly unconventional in their form, which again appears to be a response to the nature of the sites and the form of development. In the case of No 75, the placement of the canted bay set well back on the side elevation is unusual, particularly in combination with the narrow street facade.

Stylistically both houses exhibit characteristics of the very late stages of the Victorian Italianate. Although the subject house has some similarities in a general sense to other single-fronted, two-storey Victorian houses, direct comparisons are difficult to identify in Boroondara where single-fronted two-storey Victorian villas are not particularly common. Nos 7-9 Doona Avenue, Kew (1880s, B-graded), are an earlier pair of double-storey, Italianate terraces (albeit semi-detached) with very similar canted bays on the side elevations.

Both individually and viewed as a pair, the two-storey form of these houses is distinctive in the Wattle Road context, which is predominantly single-storey (albeit comprising an eclectic collection of housing types and periods).

### 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.*

*Loyola*, at 75 Wattle Road, Hawthorn, is a good and broadly externally intact example of a late Victorian villa. It displays many of the hallmarks of the style including bold tuckpointed Hawthorn brickwork, bracketed slate roof and canted bay. While compromised to a degree by the loss of its original return verandah, the house appears to be otherwise generally intact and is an interesting example of the single-fronted two-storey villa 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.*

As with its neighbour at 73 Wattle Road, *Loyola* at 75 Wattle Road is distinguished by its slender two-storey single-fronted form built to the boundaries, an atypical form for the area. The form and design of both buildings reflect their joint origins as two substantial houses constructed on a single allotment subdivided into two. *Loyola* is of interest for its unusual form, combining a narrow straight front facade with a canted bay set back on the side elevation.

*Loyola* exhibits a design which is more typical for generous allotments and which has been adapted to suit a narrow site as one of a pair. Individually and with its neighbour, the house stands as a landmark in the generally single-storey streetscape context.

### Statement of Significance

*Loyola*, at 75 Wattle Road, Hawthorn, is of local historical and architectural significance as a good and broadly externally intact example of a late Victorian villa. It displays many of the hallmarks of the style including bold tuckpointed Hawthorn brickwork, bracketed slate roof and canted bay. While compromised to a degree by the loss of its original return verandah, the house appears to be otherwise generally intact and is an interesting example of the single-fronted two-storey villa form. In addition, *Loyola* exhibits a design which is more typical of generous allotments and which has been adapted to suit a narrow site as one of a pair.

As with its neighbour at 73 Wattle Road, *Loyola* at 75 Wattle Road is distinguished by its slender two-storey single-fronted form built to the boundaries, an atypical form for the area. The form and design of both buildings reflect their joint origins as two substantial houses constructed on a single allotment subdivided into two. *Loyola* is also of interest for combining a narrow straight front facade with a canted bay set back on the side elevation. Individually and with its neighbour, the house stands as a landmark in the generally single-storey streetscape context.

### Grading Review

Unchanged.

### Recommendations

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

Nos 73 and 75 Wattle Road could be included in the Heritage Overlay with a single overlay covering both properties.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Burwood, Glenferrie and Riversdale Roads and Power Street, for possible inclusion in a broader Heritage Overlay area (precinct). The streets within this area – particularly Manningtree Road, Wattle Road and Lisson Grove – as well as the main roads bounding the area, contain substantial numbers of graded Victorian and Federation era buildings.

### Identified By

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

### References

*General:* (G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Architects Pty Ltd., *Wattle Road*, 1997; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.)

#### *Specific:*

<sup>1</sup> Draft citation, G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

<sup>2</sup> City of Hawthorn Rate Books, 1898-99, #2145-46, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

<sup>3</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974; City of Hawthorn Building Index.

<sup>4</sup> Citation for 75 Wattle Road, Hawthorn Heritage Study, Meredith Gould Architects Pty Ltd, 1997.