
Name	Surrey	Reference No	
Address	73 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.

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. 1869.¹ 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 £42.² Both houses were owned by Heward for several years, and let to a variety of tenants. By the early 1920s, *Surrey* was occupied by the Breheny family, who had previously lived next door at 75 Wattle Road. By the early 1930s, Sarah Breheny owned both houses, continuing to reside at the subject property and letting the other to tenants until the late 1950s. Subsequently, 73 Wattle Road was owned by E R Aston (c. 1957) and then by B Hay, from the early 1960s until at least 1974.³

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

Description & Integrity

Surrey at 73 Wattle Road, Hawthorn, is a two-storey single-fronted villa of brick construction and asymmetrical planning. The hipped slate roof features bracketed eaves and a corbelled brick chimney. Unusually for a freestanding house, the western side elevation is finished with a parapet wall. The Hawthorn brick façade is tuckpointed and finished with moulded string courses and a distinctive frieze, as well as red brick heads to openings; the sides are red face brickwork. The main entrance contains a panelled timber door with glazed surrounds. The entrance is flanked by a canted bay at ground floor level which rises up to form an open parapeted balcony, reached by a single door opening with a pair of non-original timber-framed French doors. Window openings contain conventional timber-framed double-hung sashes. A full-width verandah screens the ground floor façade and follows the canted

form of the bay. The verandah has corrugated galvanised steel roofing supported by timber posts with cast iron frieze and brackets.

Unspecified alterations and brick additions were approved in 1957 and a shed was constructed in 1965.⁴ It has been suggested that the front verandah may have been reconstructed, however this has not been confirmed; the house appears otherwise externally intact.⁵

The house is screened by a 1980s rendered brick wall which is set back from the front boundary to provide a paved parking area.

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 *Surrey* was constructed at the same time and for the same owner as the neighbouring 75 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.

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.

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.

Surrey at 73 Wattle Road, Hawthorn, is a good and relatively externally intact example of a late Victorian two-storey villa. It displays many of the hallmarks of the type including bold tuckpointed Hawthorn brickwork, bracketed slate roof and cast iron detail to the verandah.

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 75 Wattle Road, *Surrey* at 73 Wattle Road, Hawthorn, 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. *Surrey* also displays an unusual and eclectic composition combining a canted single-storey bay with open balcony above and single-storey verandah.

Statement of Significance

Surrey, at 73 Wattle Road, Hawthorn, is of local historical and architectural significance. A good and relatively externally intact example of a late Victorian two-storey villa, it displays many of the hallmarks of the type including bold tuckpointed Hawthorn brickwork, bracketed slate roof and cast iron detail to the verandah. As with its neighbour at 75 Wattle Road, *Surrey* at 73 Wattle Road is

distinguished by its slender two-storey single-fronted form built to the boundaries, an atypical form for the area, and which gives both residences a prominence in the streetscape. The form and design of both buildings reflect their joint origins as two substantial houses constructed on a single allotment subdivided into two. *Surrey* also displays an unusual and eclectic composition combining a canted single-storey bay with open balcony above and single-storey verandah.

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:

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

² City of Hawthorn Rate Books, 1898-99, #2145-46, 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 1940 and 1974; City of Hawthorn Building Index.

⁴ Building Permit #1707, dated 1957 and #5833, dated 23 March 1965, City of Hawthorn Building Card Index.

⁵ Citation prepared for 73 Wattle Road, Hawthorn, Hawthorn Heritage Study, Meredith Gould Architects Pty. Ltd. 1997.