

Name	House	Reference No	
Address	242 & 244 Barkers Road, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	C*
Date	1889	Previous Grading	C*3



Extent of Overlay

Refer recommendations.

Intactness ☒ Good ☐ Fair ☐ Poor

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

History

A row of ten two-storey terraces were constructed and offered for sale in 1888 in Barkers Road, following the subdivision of 'Payne's Paddock' in the mid-1880s.¹ The terraces were initially owned by builders Warner and Saunders, described as ten vacant brick houses and valued at £50 in 1888.² They were tenanted and gradually sold off during the 1890s. The terraces appear on the MMBW Plan no 55 as alternating semi-detached pairs, numbered 204-222 Barkers Road, Hawthorn (the street numbering was changed in 1913).³ Six of the original terraces were later demolished to make way for a service station and convenience store.

The pair of terraces at 220-222 Barkers Road (later 242-244 Barkers Road) was later owned by the Melbourne Permanent Building Society and appear to have remained vacant for some time, until about 1900.⁴ The residents in 1900 were Thomas M Bath (220) and Henry Grave, solicitor (222). In 1913 the owners of the terraces at 242-244 Barkers Road were the Holtz family, occupying 244 Barkers Road themselves, and letting out 242 Barkers Road to Nicholas La Feuille, a professor of violin.⁵ By the 1920s, William Cockman, photographer, was in residence at 244 Barkers Road and Miss Brisbane occupied 242 Barkers Road.⁶ Ownership of the terraces changed during the 1930s, with 242 Barkers Road being owned by Joseph Tress and 244 Barkers Road being owned by Jorgan Pederson.⁷ In subsequent years, various tenants occupied the pair of terraces, including Mrs Agnes Egan (c.1944/5) and P Anderson (c.1970) at 244 Barkers Road.⁸ The current owner of 242 Barkers Road purchased the property in 1963 from a Mr Velickovic.⁹

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

Description & Integrity

As for nos 238 and 240 Barkers Road, with the following differences:

As with no 240 Barkers Road, no 242 has had its bichrome brickwork overpainted, except for its western wing wall and the west façade.¹⁰ The parapet is covered with zincalume flashing in a single shade of pale grey, which is also the case with the parapet of no 244.¹¹ No 244 has its bichrome brickwork intact on its Barkers Road front, in a similar pattern to 238, with cruciform patterning on the wing wall endings, stepped quoin patterning around its windows, and diamond patterns on the internal face of the verandah wing walls. The external east wall to Sercombe Grove is overpainted. Both 242 and 244 have a central verandah column to the ground floor, but not to the first floors, and 242 reportedly is the only house which retains the original lacework.¹² Only 242 retains a parapet urn, although the urn pedestals remain at the west and east ends of the respective parapets. No 242 has a high (c. 2.4m) overlapping paling fence with a top plate; 244 has a hedge to medium height (c. 1.3m). The rear brick wall fabric of 244 has been sandblasted, while the brickwork to 242 has been left original. In terms of roofing, no 242 has a tin roof (c1960)¹³ and 244 appears to have terracotta tile-clad roofing to at least the main portions of the buildings, with some steel deck cladding partly evident to the rear extensions. With regard to the latter, no 244 had a substantial rear addition constructed in 1988, including medical consulting rooms.¹⁴ Both 242 and 244 appear to have their original front doors, and 242 is reported to have the original etched glass fanlight and ruby glass sidelights.¹⁵ The fanlight and sidelights on 244 have been replaced, with stippled glass and opaque panels.

The windows to the first floor of 242 appear to be a pair of original double-hung timber sashes; the framing to the first floor window of 244 is not original but the overall window form (opening) is. At ground level, the fenestration for 244 is the same as for 240 Barkers Road; the window to 242 is concealed behind timber shutters, but reportedly retains its original ruby glass sidelights.¹⁶

Historical Context

The subject terraces are associated with the sale and subsequent subdivision of 'Payne's Paddock' in this area of Hawthorn in the mid to late 1880s. The small retail and commercial locality of Glenferrie was developing at this time, with the added attraction of the Methodist Ladies' College being located opposite the subject site, and Xavier College further west.¹⁷

Comparative Analysis

This residential terrace type is common in other inner suburbs of Melbourne but rare in this part of Hawthorn and further east, although there is a cluster of Hawthorn counterparts in Elgin Street, Morang and Evandale Roads, all near Hawthorn Station. This particular group (nos 238-244 Barkers Road) is of some interest for the way it incorporates albeit subtle variation in a shared form, such as the verandah treatment. The parapets are lively, complex and imposing, and the bichrome brick patterning on no 238 is intact. The other most direct comparisons in this part of Boroondara are the terraces at 25-31 Gellibrand and 14-16 and 33-35 Princess Streets, Kew, graded B. These have a similar proportion of high fences, and are more consistent in their verandah detail.

Assessment Against Criteria

The following statements apply to the group of terraces at nos 238-244 Barkers Road.

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.*

The group of terraces at nos 238-244 Barkers Road, Hawthorn, is a striking quartet of terraced houses, as interesting for its comparative rarity in this part of Hawthorn as for its comparative typicality in other inner suburbs nearer the central city. Nos 238-244 should be read and considered as a group rather than as four distinct examples of terrace 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.*

The group of terraces at nos 238-244 Barkers Road, Hawthorn, has a lively and inventive parapet treatment by comparison with many terraces. The lightness and floral detailing of the parapets in this group is well matched to solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is, unusually, generally consistent across all four, with some marginal variations.

Statement of Significance

The following statement applies to the group of terraces at nos 238-244 Barkers Road.

The group of late 1880s terraces at nos 238-244 Barkers Road, Hawthorn, is of historical and architectural significance at a local level. The group is a striking quartet on a prominent street, and comparatively rare as a building type in this part of Hawthorn. The group shares a lively parapet treatment, with the lightness and floral detailing of the parapets well matched to the solid, robust wing wall bosses and bichrome patterning on the walls. The verandah lacework is also unusually generally consistent across all four.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should include all four terrace dwellings (i.e. a single Heritage Overlay for nos 238-244 Barkers Road).

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

² Town of Hawthorn Rate Book 1889, #3302-3311 cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

³ Melbourne Metropolitan Board of Works survey plan no 55, Hawthorn, scale 160':1", undated, although annotated with dates from the mid-1890s-1950.

⁴ Town of Hawthorn Rate Books 1889, #3302-3311, cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁵ Cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁶ *Sands and McDougall Directory of Victoria*, 1925.

⁷ Cited in G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.

⁸ Pattern of occupation derived from listings in the *Sands and McDougall Directory of Victoria*, various years between 1944/5-1974.

⁹ Information provided by N'Deane Helajzen 6 July 2007.

¹⁰ Information provided by N'Deane Helajzen 6 July 2007.

¹¹ Information provided by N'Deane Helajzen 6 July 2007.

¹² Information provided by N'Deane Helajzen 6 July 2007.

¹³ Information provided by N'Deane Helajzen 6 July 2007.

¹⁴ Drawing sourced from City of Hawthorn Building Index, Permit #5195, dated 9 December 1987.

¹⁵ Information provided by N'Deane Helajzen 6 July 2007.

¹⁶ Information provided by N'Deane Helajzen 6 July 2007.

¹⁷ G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000.