
Rathgar



Review of B Graded Buildings
in Kew, Camberwell &
Hawthorn

Location

149 Victoria Road HAWTHORN, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO428

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

Rathgar, at 149 Victoria Street, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact example of a substantial two-storey Italianate villa of the late 1880s. Constructed at the height of the boom, the house is an imposing, albeit relatively conventional, example of a popular Boroondara typology. Later additions are generally to the rear of the house and do not detract from its presentation.

Heritage Study/Consultant	Boroondara - Review of B Graded Buildings in Kew, Camberwell and Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Hawthorn Heritage study 1992, Meredith Gould, Conservation Architects, 1992;
Construction dates	1886,
Other Names	Rathgar,
Hermes Number	14754
Property Number	

Physical Description 1

Rathgar, 149 Victoria Road, Hawthorn, is a substantial two-storey double-fronted Victorian villa of brick construction in the Italianate style. The hipped roof is clad with corrugated galvanised steel and is finished with bracketed eaves which are incorporated into a frieze moulding. The roofscape is penetrated by rendered (overpainted) chimneys with moulded caps. The facade comprises two bays, including a double-height projecting faceted bay, and the principal south and west elevations display an overpainted rendered finish, with overpainted brick walls elsewhere. These principal elevations feature moulded string courses and architraves, fielded and tooled panels, roundels and cornice mouldings - the authenticity/origin of which has been previously questioned.[i] The south and west elevations are screened by a double-height return cast iron verandah, which has been at least partially reconstructed at first floor level.[ii] The verandah has an ogee profile corrugated galvanised steel roof supported by cast iron Corinthian columns with cast iron frieze, brackets and balustrade and the floor is finished with non-original ceramic tiles. The fenestration is regular between floor levels and windows contain timber-framed double-hung sashes with some segmented and round arched heads with moulded archivolt and keystones. The main entrance is arched and contains a panelled timber door with stained glass surround and barley sugar motif stiles and non-original timber-framed screen door.

Single-storey rear additions and a detached garage with access from the side street date from the 1980s. The grounds of the property also contain a recent tennis court to the west and pool to the north-west of the main house and extensive associated landscaping.

The property is bounded by non-original fences with timber posts and corrugated steel mini-orb and timber lattice panels.

[i] Meredith Gould, *Hawthorn Heritage Study*, 1992, citation for 149 Victoria Road.

[ii] A photograph taken in 1982 indicates that by then the eastern end of the first floor verandah had been infilled. See John T Collins Collection, Picture Collection, State Library of Victoria, accession number H97.250/658, image number jc005980.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>