
5 and 7 Higham Road HAWTHORN EAST, BOROONDARA CITY



5 and 7 Higham Road,
Hawthorn East

Location

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Municipality

BOROONDARA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO71

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - May 30, 2022

What is significant?

The pair of houses at 5 & 7 Higham Road, Hawthorn East, is significant. These two brick villas were built to a virtually identical design (apart from their width and location of the front door) in 1906-07. They were then transferred to sisters Olive Higham Glassborow and Frances Higham Ross. Their father had been the owner of the 'Yallambee' mansion estate that was subdivided in 1900 to create Higham Road.

The mature oak tree behind 5 Higham Road is a contributory element. The c1985 additions to the north side and south-west corner and detached garage at 7 Higham Road are not significant.

How is it significant?

The pair of houses is of local architectural and historical (associative) significance to the City of Boroondara.

Why is it significant?

The pair of houses at 5 & 7 Higham Road is of architectural significance for the illustration of the transition between the standard Victorian period house and the Queen Anne. The Victorian Italianate elements include its massing with a low-line M-hipped roof clad in slates, eaves decorated with cast brackets and paterae, and a separate roof form to the verandahs. The Federation Queen Anne aspects are the use of tuckpointed red brick with roughcast render dressings, gables to the projecting bays filled with half-timbering and topped with a turned timber finial-pendant, box bay windows beneath the gables, turned-timber verandah posts with delicate curved brackets and a frieze of turned timber balusters, and scalloped render aprons below windows. Considering their 1906-07 built date, they represent the conservative stream of building at the time. The mature oak tree to the rear of 5 Higham Road contributes to the place as a specimen planning that was typical of turn-of-the-century gardens, and whose large size suggests that it was planted around the same time as the house was built. (Criterion D)

'Waverley', at 7 Higham Road, is of historical (associative) significance for its association with businessman and Peruvian Consul Alfred Pfaff, who resided there from 1909 to the early 1920s. (Criterion H)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East, Context, 2018;
Construction dates	1907,
Hermes Number	208873
Property Number	

Physical Description 1

Description & Integrity

The houses at 5 & 7 Higham Road are Edwardian Queen Anne villas which retain roof massing from the Victorian Italianate style. Walls and chimneys are of tuckpointed red brick with roughcast render banding, and the hipped and gabled roof forms are clad in slates. Both houses have a return verandah, set between projecting bays on the front and south side elevations, a plan form typical of larger Victorian and Edwardian houses. Their close similarity in form and details makes it clear that Higham sisters engaged the same designer (whether this was an architect or master builder).

The houses display characteristic decorative details of the Queen Anne style, including gables to the projecting bays filled with half-timbering and topped with a turned timber finial-pendant, box bay windows beneath the gables, turned-timber verandah posts with delicate curved brackets and a frieze of turned timber balusters, and scalloped render aprons below windows.

As noted, the pitch of the hipped roof and the use of the M-hipped roof plan, as well as the slate cladding are typical of the Victorian period. The verandah roof form is also more typical of the Victorian Italianate, with a separate roof set below the eaves (instead of continuous with the main roof). The eaves are embellished with cast-cement brackets alternating with cast paterae, again more Victorian in form. Windows are double-hung sashes, which were superseded to a large extent by casement windows in the early twentieth century.

When built, the two houses differed slightly in size, with 7 Higham Road, Hawthorn East wider as it incorporates the front door in the front facade. The door has Art Nouveau side- and highlights around it. In contrast, the front door of 5 Higham Road, Hawthorn East is on the south side elevation, situated where the verandah terminates. It is reached by a short flight of steps with solid curved balustrades topped with decorative urns, all of which

appears to be original. Building permit plans for 7 Higham Road, Hawthorn East indicate that a similar flight of steps is located on the south side of the verandah.

The house at 7 Higham Road, Hawthorn East is highly intact externally, apart from replacement of the verandah floor with a concrete slab (it was probably tiled originally), and the overpainting of the brick (which could be removed with suitably gentle means). The high brick front fence is also a modern change. The house at 5 Higham Road, Hawthorn East retains its unpainted brick, but was extended around 1985 (Building Permits 3200 & 4390). This includes a flat-roofed brick ensuite appended to the north side and extending as far as the front facade, an L-shaped wing at the south-west corner of the house which imitates many details of the original section (it is largely visible from the street, but set to the rear), and a brick garage at the south end of the frontage (it obscures views to the 1985 extension only).

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/>