

---

# ROTHA



ROTHA SOHE 2008



ROTHA SOHE 2008



1 rotha 29 harcourt street  
hawthorn front view sep1981



rotha 29 harcourt street  
hawthorn rear elevation  
sep1981



rotha 29 harcourt street  
hawthorn detail polygonal  
tower sep1981

---

## Location

29 HARCOURT STREET HAWTHORN EAST, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0510

## Heritage Overlay Numbers

HO54

## VHR Registration

May 5, 1982

## Heritage Listing

Victorian Heritage Register

---

### Statement of Significance

Last updated on - June 18, 1999

What is significant?

Rotha was designed by the notable nineteenth century architect John Beswicke as his own residence. The house, built in 1887, is two-storey red-brick and includes design features which anticipate the Australian Queen Anne style popularised at the turn of the century. A single-storey ballroom was added sometime before 1902. Rotha is one of eleven houses constructed as a speculative venture in Harcourt Street by Beswicke and his father Charles, one of the Port Phillip District's early squatters. The Beswicke family occupied the house until 1980.

How is it significant?

Rotha is of historic and architectural significance to the State of Victoria

Why is it significant?

Rotha is of historic importance as a result of its association with one of Victoria's early squatting families, and as the residence of the eminent architect John Beswicke. Rotha is unique in anticipating the Australian Queen Anne style of architecture not popularised until the end of the nineteenth century.

Rotha is architecturally important in exhibiting good design and the aesthetic characteristics of Beswicke's style. It is also important because of its composition, its retention internal features, and for its retention of original outbuildings including the stables, gardeners shed and plant nursery, and for the retention of the original garden plan.

### Permit Exemptions

#### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or

object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1888,
Architect/Designer	Beswicke, John,
Heritage Act Categories	Registered place,
Hermes Number	578
Property Number	

---

## Extent of Registration

Historic Building No.510, 'Rotha',29 Harcourt Street, Hawthorn.  
[Victoria Government Gazette No. 43 5 May 1982 p.1281]

*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/>*