
Name	<i>Kinnoul</i>	Reference No	
Address	11 The Avenue, Surrey Hills	Survey Date	20 September 2005
Building Type	Residence	Grading	B (Provisional)
Date	1902	Previous Grading	B



Extent of Overlay

To title boundaries

Intactness ☒ Good ☐ Fair ☐ Poor

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

3.

History

In June 1902, Thomas Hogg applied for a building permit for a residence in Surrey Avenue, as The Avenue was then named¹. R.L. Phillips built the brick dwelling that had an area of 3385 square feet². Thomas Hogg, a manufacturer, lived at the property with his wife Florence and daughter Constance until after 1952³. For some years the house has been occupied by a former Premier of Victoria (1992-1999), the Hon Jeffrey G Kennett, and his family.

(G Butler, Camberwell Conservation Study 1991, amended by Lovell Chen 2006)

Description & Integrity

The following preliminary description is based on limited views of the house, and on earlier photographs and documents and would need to be confirmed on site.

The house at 11 The Avenue, Surrey Hills, is a large Federation Bungalow with a spreading roof clad in terracotta Marseilles-pattern tiles, sited on the south-western quarter of a deep site. The house is identified as *Kinnoul* on the 1909 MMBW plan for Surrey Hills, at which time it was one of five houses in 'Surrey Avenue'.⁴

As shown on the MMBW plan, the house was approached from the north-west by a curved entry path, which appears to have been broadly similar to the existing path in its placement and alignment. The verandah extends around the north, west and south sides of the house, and includes a semicircular entry porch on the north side. The verandah columns are in tapered timber, suggesting columns in the classical tradition, and are capped with unusual orientalising cross-heads. A gable is set into the verandah on its west side; this is supported on brick piers with stylized Ionic capitals. While not

visible from the street, Graeme Butler noted in 1991 that the verandah is also punctuated by a gabled bay on the south side, featuring detailed leaded glass insets.

Red brick is used to outline quoins around windows and doors, and the rest of the walls are in either solid red brick or with a red brick dado with integral cornice moulding below a stuccoed upper level. An unusual hexagonal porthole is set into the north wall towards the street entrance.

A detached building comprising a timber bed-sit over a double garage appears to have been constructed in 1994, sited south of the main house.⁵ At the same time, an addition was constructed at the rear of the house, comprising a conservatory, bedroom, deck and meals area.

The fence and gates are of recent origins, and the house is generally concealed from view by a hedge, and mature garden behind.

The current northern and southern boundaries of the site appear to have been altered from those shown on the 1909 MMBW Detail plan.

Historical Context

Kinnoul was one of the first houses to be constructed in The Avenue and was built of brick rather than of timber, the building material used for the other four houses shown on the 1909 MMBW plan of Surrey Avenue.

Comparative Analysis

Constructed in 1902 at the high tide of the Federation styles, aspects of *Kinnoul's* design also suggest a shift into later domestic modes. The broad, quasi-homestead roof outline, broad, plain walls and pedestal-based verandah columns all reflect a shift toward the simplification of Federation house forms which occurred in this period and which led to the development of bungalow forms from around 1910-15. In this regard, and in its horizontality of line, the house can be compared with Christopher Cowper's designs for 62 Riversdale Road, Hawthorn (A-graded), and 26 Balwyn Road Canterbury, (ungraded), both from the same period.

The use of brick piers with Ionic capitals on pedestals is also of interest and reflects an interest in introducing Edwardian Baroque details into basically Federation house forms.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

Kinnoul, at 11 The Avenue, Surrey Hills, is of historical significance for its association with former Victorian Premier, JG Kennett.

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 house is a fine and relatively externally intact example of a substantial Federation residence set on a large allotment with mature garden.

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.

Constructed in 1902, *Kinnoul* is a relatively early and accomplished example of a simplified Federation Bungalow residence which successfully combines a series of interesting features and details. Of note are the verandah columns on pedestals, predating the use of this detail in the Bungalow period, 1915-30. The Ionic capitals, combined use of roughcast stucco with plain brick quoining and the canted entry porch all allude to Edwardian Baroque usage, then just beginning to make an appearance in house design. Other details, such as the hexagonal porthole near the front door and the orientalising cross-heads on the verandah fascia, are unusual elements at this time.

Statement of Significance

Provisional only

Kinnoul, at 11 The Avenue, Surrey Hills, is of local historical and architectural significance. Constructed in 1902, the house is a fine and relatively externally intact example of a substantial Federation residence set on a large allotment with mature garden. Architecturally, it is a relatively early and accomplished example of a simplified Federation Bungalow residence which successfully combines a series of interesting features and details. Of note are the verandah columns on pedestals, predating the use of this detail in the Bungalow period, 1915-30. The Ionic capitals to the verandah columns, combined use of roughcast stucco with plain brick quoining and the canted entry porch all allude to Edwardian Baroque usage, then just beginning to make an appearance in house design. Other details, such as the hexagonal porthole near the front door and the orientalising cross-heads on the verandah fascia, are unusual elements at this time. *Kinnoul*, at 11 The Avenue, Surrey Hills, is of historical significance for its association with former Premier of Victoria (1992-1999), JG Kennett.

Grading Review

B (Provisional)

Recommendations (provisional)

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

It is recommended that a further site inspection be carried out to confirm the provisional grading.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ City of Camberwell Building Index, # 13602, cited in G Butler, Camberwell Conservation Study, 1991, vol. 4, p. 267.

² City of Camberwell Building Index, # 13602, cited in G Butler, Camberwell Conservation Study, 1991, vol. 4, p. 267.

³ *Sands & McDougall Directory of Victoria* 1920; 1940; 1952; Electoral Roll, 1951, all cited in G Butler, Camberwell Conservation Study, 1991, vol. 4, p. 267.

⁴ MMBW Plan No. 72 (Surrey Hills), 160'-1", dated 1909.

⁵ Details sourced from the City of Camberwell Buildings Index, #100044, dated 16 June 1994. Working drawings by Spaces Constructions, # 93 278, dated April 1994.