

## PLACE IDENTIFICATION FORM

## ADDRESS

25 Hawthorn Grove

## TYPE

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Single Residence | <input type="checkbox"/> Multiple Unit Res.  |
| <input type="checkbox"/> Shop                        | <input type="checkbox"/> Outbuildings        |
| <input type="checkbox"/> Office                      | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Landscape feature           | <input type="checkbox"/> Public building     |
| <input type="checkbox"/> View                        | <input type="checkbox"/> Other               |

## TITLE

"Killena"

## EXISTING DESIGNATION

HBR ☐ GBR ☐ AHC ☐ NT ☐ VAS ☐

## STREETSCAPE LEVEL

|   |                            |                            |
|---|----------------------------|----------------------------|
| 1 <input checked="" type="checkbox"/>                                     | 2 <input type="checkbox"/> | 3 <input type="checkbox"/> |
| SIGNIFICANT <input type="checkbox"/> SIGNIFICANT <input type="checkbox"/> |                            |                            |
| STREET TREES              KERB & GUTTERS                                  |                            |                            |

## GRADING

|   |                                       |                            |                            |                            |
|---|---------------------------------------|----------------------------|----------------------------|----------------------------|
| A <input type="checkbox"/>                | B <input checked="" type="checkbox"/> | C <input type="checkbox"/> | D <input type="checkbox"/> | E <input type="checkbox"/> |
| KEYNOTE BUILDING <input type="checkbox"/> |                                       |                            |                            |                            |

## RECOMMENDED FOR

|  |  |   |
|--|--|---|
| HBR/GBR <input type="checkbox"/>   | AHC <input checked="" type="checkbox"/>                        | URBAN CONSERVATION AREA <input checked="" type="checkbox"/> |
| VAS <input type="checkbox"/>   | PLANNING SCHEME PROTECTION <input checked="" type="checkbox"/> |   |
| CULTURAL LANDSCAPE <input type="checkbox"/> OTHER <input type="checkbox"/> |  |   |

SURVEY DATE Oct. 91  
NEG FILE 21.23, 22.15  
Title  
Vol.  
Fol.

## THEME

- |                                     |                         |
|-------------------------------------|-------------------------|
| <input type="checkbox"/>            | Early Settlement        |
| <input type="checkbox"/>            | Mansions                |
| <input checked="" type="checkbox"/> | Victorian Garden Suburb |
| <input type="checkbox"/>            | Municipal dev.          |
| <input type="checkbox"/>            | 1870s growth            |
| <input checked="" type="checkbox"/> | Garden villas           |
| <input type="checkbox"/>            | Working enclaves        |
| <input type="checkbox"/>            | Commercial Centres      |
| <input type="checkbox"/>            | Edwardian Prosperity    |
| <input type="checkbox"/>            | Interwar Housing        |
| <input type="checkbox"/>            | Flats and Offices       |

## CONSTRUCTION DETAILS

Date 1896  
Architect P. Kennedy  
Builder (possibly)  
Elements -  
House, garden



- |  |  |
|--|--|
| <input type="checkbox"/> Contributing garden | <input type="checkbox"/> Original or early hard landscape layout |
| <input type="checkbox"/> Landmark tree       | <input type="checkbox"/> Original or early fence                 |

## NOTABLE FEATURES/SIGNIFICANCE

See attached

|           |  |           |  |
|-----------|--|-----------|--|
| INTEGRITY | Good <input checked="" type="checkbox"/> | CONDITION | Good <input checked="" type="checkbox"/> |
|           | Fair <input type="checkbox"/>            |           | Fair <input type="checkbox"/>            |
|           | Poor <input type="checkbox"/>            |           | Poor <input type="checkbox"/>            |

Note: slate roof removed.

## CROSS REFERENCED INFORMATION

Associated significant garden ☐

## 25 HAWTHORN GROVE

### "KILLENA"

#### History

This single storey villa is one of a number of houses in Hawthorn Grove constructed in the middle and late 1890s by the local builder, John Kaiser. At least one, No. 29, was designed by the architect, Philip A. Kennedy. No. 25 was built in 1896 for George Newman, jeweller,<sup>12</sup> and in the 1901-2 Hawthorn rate book was described as "Killena", a nine-roomed brick house, NAV 84 pounds, still owned and occupied by Newman.<sup>13</sup> Other Hawthorn Grove houses built by Kaiser included Nos. 27, 44 and 46 in 1896 and No. 29 in 1898-99. All survive and are single storey houses in garden settings, mainly built for local businessmen and their families.<sup>14</sup> No. 25 was occupied as War Widows' flats by the late 1970s.<sup>15</sup>

#### The development of Hawthorn Grove

Hawthorn Grove was subdivided out of Crown Portions 35 and 36. Its early history was disjointed. Although subdivisions occurred around 1882 it was not until the new branch railway went through that development boomed.

"Crown portions 35 and 36 were bought at the Crown sales in 1847 by one John McAley or McAlley, probably a Richmond carter. By 1853 about two-thirds of his purchase was transferred to Daniel Meaney, whose Boroondara Family Hotel (still remaining, in part, on the corner of Clovelly Court) was built within a year or so. It is remembered also as the first home of the Hawthorn Cricket Club, but the hotel was extended into a large private home just before Meaney's death in 1863 and was occupied for the next few years by an ironmonger, Peter Langwill (who subdivided Manningtree Road early in the 1870s).

The remaining third of the double block was in three properties by the mid-1850's, two on either side of the present Xavier Court, each with a house, one rebuilt in 1869, the other about 15 years older, perhaps now Nos. 208 and 222 Barkers Road, running back to the boundary of Crown allotment 35. Behind them and facing Glenferrie Road was an L-shaped block which, with another property across Glenferrie Road facing his own street, was Thomas Johnson's rose nursery. Johnson grew vegetables and fruit at first, then changed to roses, winning all the prizes in the 1860s. He was not so successful in politics, although he stood regularly at most local Council elections during the decade.

By coincidence, both the Johnson and Meaney properties were ready for subdivision at the beginning of the eighties. The extension of the railway line from Hawthorn to Camberwell was accompanied by land subdivision and speculative land buying and house building in streets close to the new stations, and houses were also built in the new Hawthorn Grove near Glenferrie

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12. Loder and Bayly, *Hawthorn Grove Area*, Hawthorn Conservation Study, Jan. 1978, p.11.

13. Gwen McWilliam, *Hawthorn Grove*, 1977, p.59.

14. Loder and Bayly.

15. Ibid, p.11.



## 25 Hawthorn Grove continued

Road soon after the Johnson blocks were sold in 1882 (from about \$200 to \$400 each). The street went through the site of Johnson's house to the edge of his property at the present lane, and was doglegged to fit the subdivision of the larger estate with the three lines of large blocks, both sides of Hawthorn Grove and facing Barkers Road. The Meaney estate was in Thomas Kelly's name, and some blocks were transferred out of the title during 1881-2.

The first new houses were three similar buildings, one on the corner of Barkers and Power, and a mirror pair, still on either side of Hawthorn Grove facing Power Street, but now not quite so alike. Then building seemed to cease and the property was used by the new little Methodist Ladies College. The decision was then made to construct a branch railway line to Kew, through mostly vacant land belonging to the "Grace Park" Estate of Michael Lynch, Patrick O'Brien's "Kinkora", Meaney's land, and property belonging to the Roman Catholic Church. The line was opened in 1887, and during the year the "Railway Estate" was advertised - and the majority of blocks east of the railway line had been developed by the turn of the century. The gaps on the north side had been filled by the First World War, those on the south side, on the west side of the railway line, by the thirties, (and the little Barker Station, with its railway gates which held up the increasing number of cars for the decreasing number of train travellers until the line finally closed completely, in 1957).

Hawthorn Grove was developed over a relatively short time span, notwithstanding the apparent variety of styles within the area. Excluding the buildings facing into Power Street and Glenferrie Road, of the 84 different buildings that once existed or which can now be seen in or abutting Hawthorn Grove, a time schedule of construction activities reads as follows:

|   |                    |  |           |
|---|--------------------|--|-----------|
| - | pre-1900 (undated) | 5 buildings constructed )              | 65        |
| - | 1881-1884          | 7 buildings constructed )              | buildings |
| - | 1885-1889          | 14 buildings constructed)              | erected   |
| - | 1890-1894          | 16 buildings constructed)              | over 15   |
| - | 1895-1899          | 23 buildings constructed)              | years     |
| - | 1900-1910          | 5 buildings constructed )              |           |
| - | c1920              | 2 buildings constructed )              |           |
| - | c1930              | 1 building constructed )               |           |
| - | post 1940          | 10 buildings constructed)              |           |
| - | post 1950          | 7 buildings demolished ) <sup>16</sup> |           |

The overwhelming majority of buildings were constructed before the first world war over a short 15 year period. As a result the character of the street is remarkably consistent. The two principle building phases are clear in the extant built form, but these compliment each other. Better than any other in Hawthorn, this street illustrates the development of a suburban ideal for the moderately wealthy, which was to flow on to other socioeconomic groups and consolidate Hawthorns image as a highly desirable garden suburb.

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<sup>16</sup>. Loder and Bayley, *Hawthorn Grove*, 1978.

## 25 Hawthorn Grove continued

### Description

A garden villa of red brick with render and cream brick dressings. It adopts the "L" shaped form typical for the 1890s with a cast iron return verandah between the two projecting bays. The roof is hipped. The original slats have been replaced by galvanised steel. At the projecting wings the hipped roof forms a faceted form over the attached bay. The cast iron is unusual. Instead of the standard frieze, bracket and straight arrangement, the straight has been eliminated and individual pieces of frieze of variable size have been used, between brackets incorporating a snowflake pattern. Between the paired columns a compatible insert in finely worked cast iron is used.

A side drive gives access to the rear, one of few in the street.

### Assessment

John Kaiser is one of Hawthorn's most prominent and prolific builders from the turn of the century. He constructed at least five buildings in Hawthorn Grove and many others in the vicinity. His work is characterised by fine attention to detail applied over a standard villa plan form. The end result is somewhat busy but generally well composed, and sufficiently distinctive to make his buildings stand out from their neighbours. This is the best example of his work in Hawthorn Grove, and amongst the best by him in Hawthorn.

Two common single storey villa types occur in the peak of Hawthorn's Victorian garden suburb development during the 1880s and 1890s. One is forward facing with a double bay, central door and verandah reflecting the bay form e.g. 22 Elm Street. The second type is "L" shaped with a return verandah terminating at the projecting leg of the "L" - sometimes, as in 8 Elmie Street, a projection also terminated the far return end to the verandah. Bichrome brickwork or red brickwork render dressings is typical.

Hawthorn Grove consolidated the desirable residential image of Hawthorn. With Goodall Street and Elmie Street on the Hepburn Hill Estate, it provided a new subdivision well serviced by transport (at the Barkers Station) and encouraged movement away from the City to the suburbs. Its success encouraged development of a similar nature elsewhere in Hawthorn. Quite remarkably it survived the less desirable period of Hawthorn's history after world war 2 without major intrusion by flats and is the most intact Victorian period street in Hawthorn.

### Significance

#### Metropolitan

1. Architecturally significant as a component of the most intact Victorian garden villa streets in Hawthorn. The success of Hawthorn Grove encouraged the continued development of Hawthorn as a garden suburb.
2. Architecturally significant as one of the best examples of prominent builder, John Kaiser's designs. Particularly notable for its cast iron.
3. A fine example of the common garden villa form of the 1880s and 1890s.



## 25 HAWTHORN GROVE

Information prepared by Ruth Dwyer

1890s-1896 - 'Killena' was the home of George Henry Newman and his wife. by 1919 it was actually owned by Edith Newman, the wife. This was sound business practice. If the firm "henry Newman & Sons" failed, the house could not be sequestered, if the wife had owned it for a 'reasonable period of time'. Today this is six months and has been so for many years. I do not know what a reasonable time was in 1919 the year George Newman died. (This is a legal opinion from Joan Dwyer LL.B).

George Newman, jeweller, was a partner in 'Henry Newman and Sons' which his father began in 1859 at 119 Elizabeth Street, Melbourne as 'Henry Newman Watchmaker and Jeweller'. (S. & K. Directory 1859). In 1912 it became 'Henry Newman & Sons' at 84 and 86 Elizabeth Street, Melb. (Melbourne Directory 1912).

The firm was noteworthy.

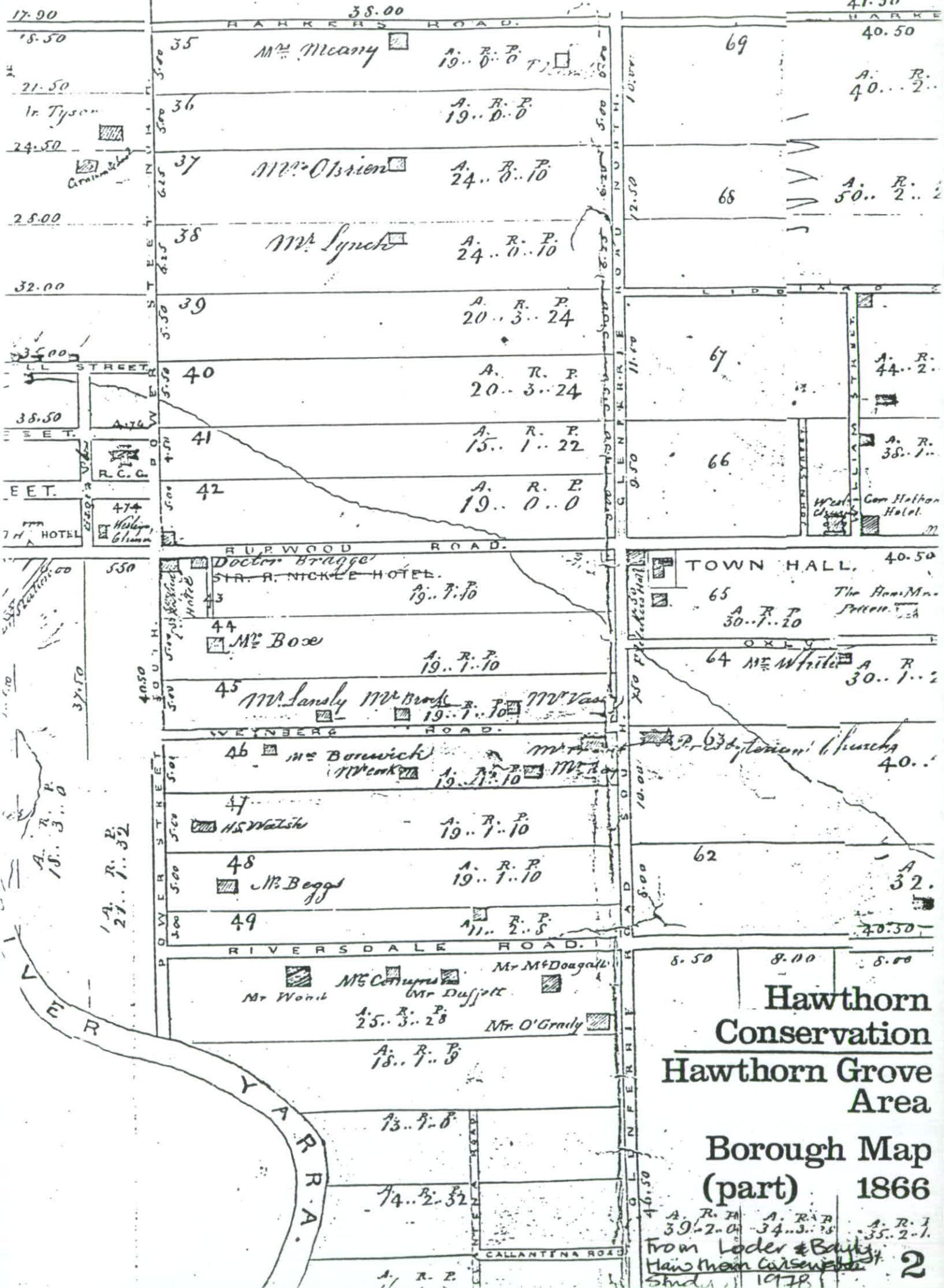
In 1919 the shares in the company were valued at 10 pounds each. (P.R.O.V. VPRS 28p3 Unit 905 163/134 Margaret Newman).

Henry Newman, the father, was an important goldsmith as well as jeweller in 19th century and early 20th century. Several of his rare marked pieces - brooches - have been found. (Australian Jewellery: 19th and early 20th century. Anne Schofield and Kevin Fahy, David Ell Press, Sydney 1990).

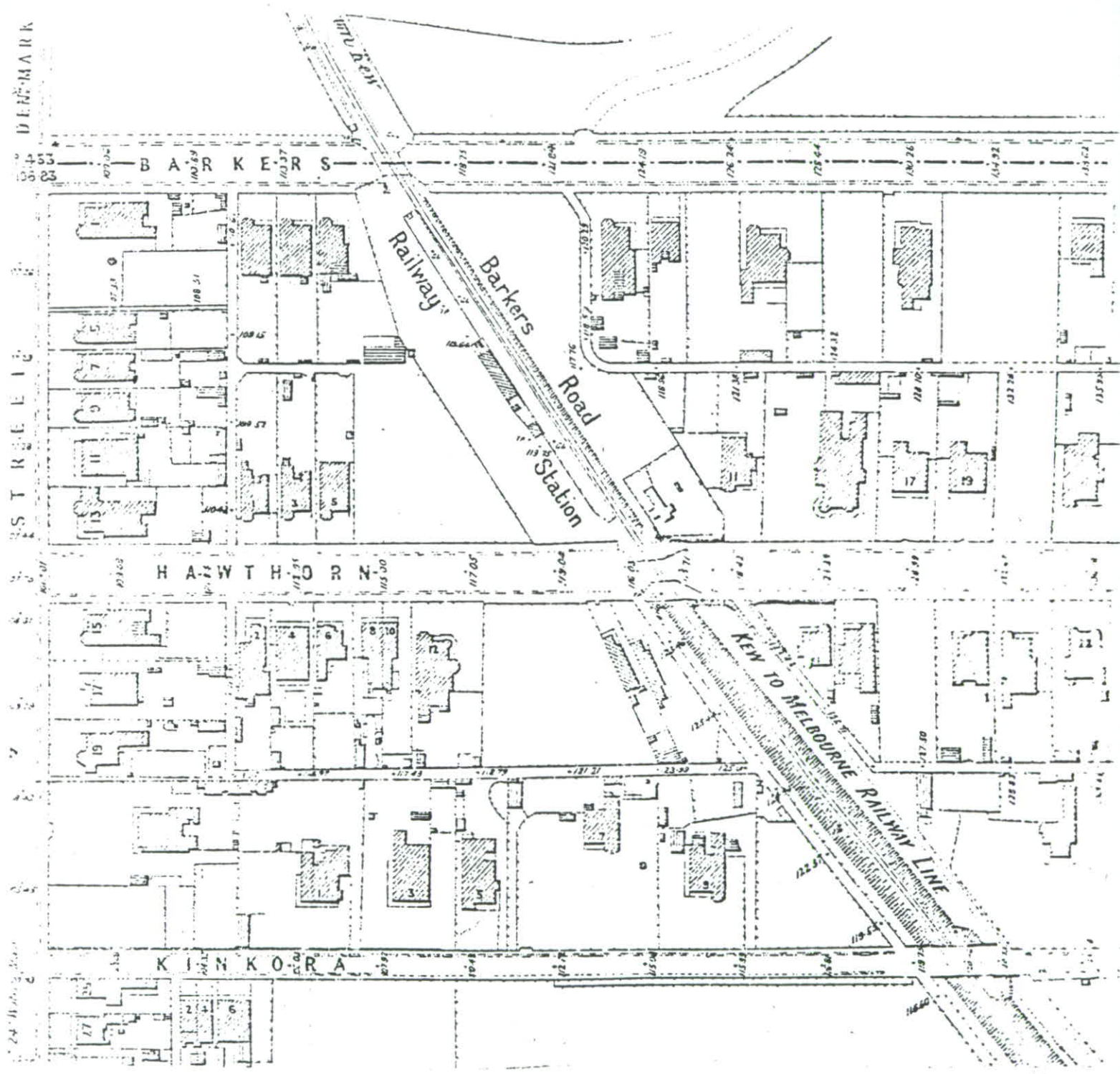
There is no law re the assaying and marking of 'Smiths' and jewellers work in Australia.

In 1911, Henry Newman made an 18 carat gold three-handled lidded presentation cup inscribed "To Madame Melba from admiring friends in gratitude for her great work in the cause of Musical Art in Melbourne 1911". (Kozminsky Bicentennial Exhibition Australian Silver Gold and Jewellery May 2nd - 31st 1988 Kurt E.A. Albrecht).

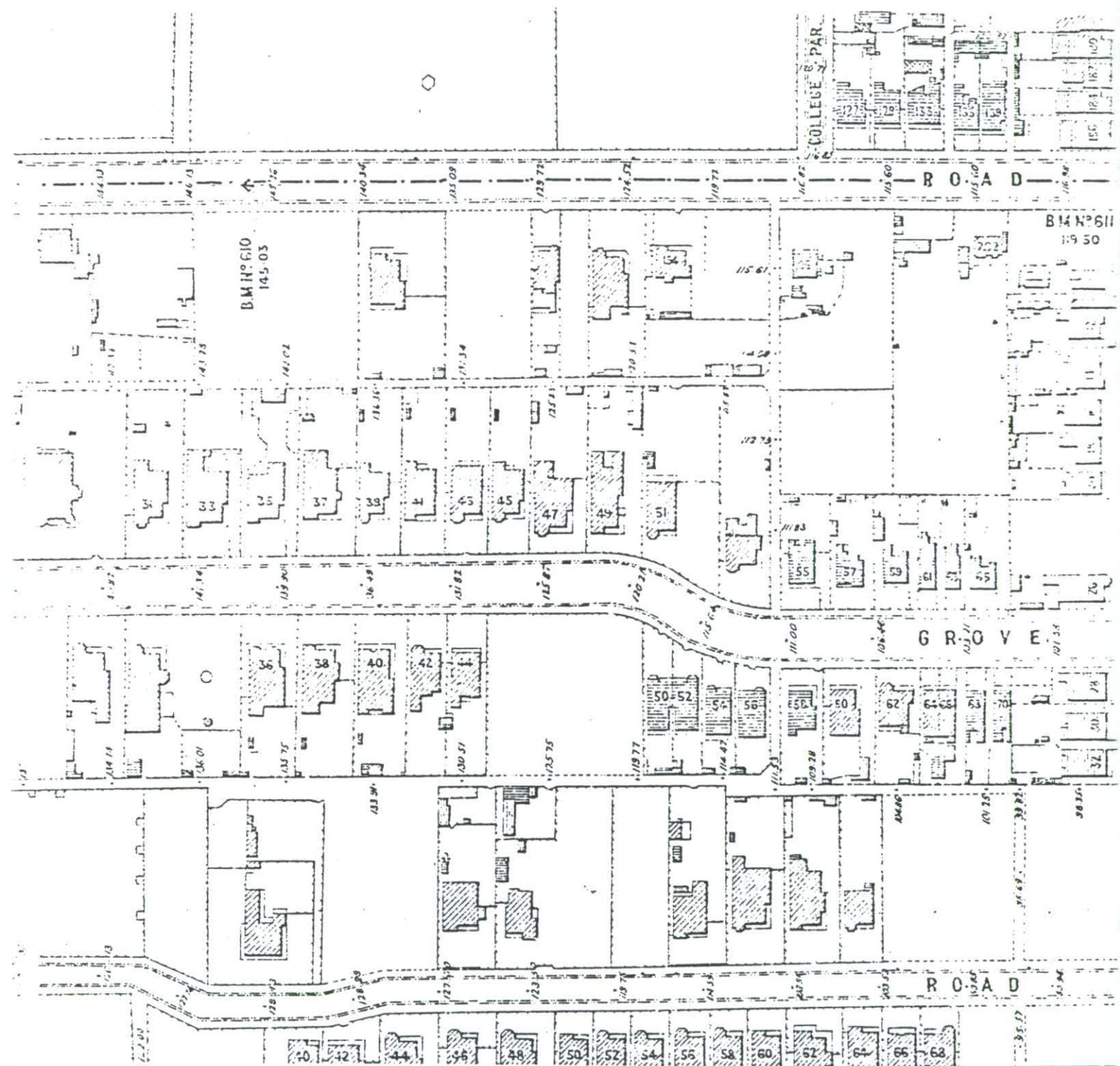
The firm continued, at various locations, in the Newman family until at least 1939 - Newman's F.A. Pty. Ltd. Jewellers and Watchmakers 298-300 Collins Street, Melbourne (Melbourne Directory 1939).







From Loder & Bayly Hawthorn  
Conservation Study 1978



# Hawthorn Conservation Hawthorn Grove Area

MMBW 160' = 1" (1902)  
From Loder & Bayly,  
Hawthorn Conservation Study 3  
1978.



[illegible]

# BARKER'S ROAD RAILWAY ESTATE