

## PLACE IDENTIFICATION FORM

## ADDRESS

29 Hawthorn Grove

## TYPE

- ☒ Single Residence      ☐ Multiple Unit Res.  
☐ Shop      ☐ Outbuildings  
☐ Office      ☐ Industrial Building  
☐ Landscape feature      ☐ Public building  
☐ View      ☐ Other

## TITLE

## EXISTING DESIGNATION

HBR [ ] GBR [ ] AHC [ ] NT [ ] VAS [ ]

## STREETSCAPE LEVEL

1 ☒      2 [ ]      3 [ ]  
 SIGNIFICANT [ ] SIGNIFICANT [ ]  
 STREET TREES      KERB & GUTTERS

## GRADING

A [ ]      B ☒      C [ ]      D [ ]      E [ ]  
 KEYNOTE BUILDING [ ]

## RECOMMENDED FOR

HBR/GBR [ ]      AHC ☒      URBAN CONSERVATION AREA ☒  
 VAS [ ]      PLANNING SCHEME PROTECTION ☒  
 CULTURAL LANDSCAPE [ ] OTHER [ ]

SURVEY DATE Oct. 91.

NEG FILE 21,20,21

Title  
Vol.  
Fol.

## THEME

- ☐ Early Settlement  
☐ Mansions  
☒ Victorian Garden Suburb  
☐ Municipal dev.  
☐ 1870s growth  
☒ Garden villas  
☐ Working enclaves  
☐ Commercial Centres  
☐ Edwardian Prosperity  
☐ Interwar Housing  
☐ Flats and Offices

## CONSTRUCTION DETAILS

Date 1898-1899  
 Architect P. Kennedy.  
 Builder J. Kaiser.  
 Elements



- ☐ Contributing garden      ☐ Original or early hard landscape layout  
☐ Landmark tree      ☐ Original or early fence

## NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY      Good ☒      CONDITION      Good ☒  
                  Fair [ ]                                   Fair [ ]  
                  Poor [ ]                                   Poor [ ]

Note: extensively remodelled, internally and at rear.

## CROSS REFERENCED INFORMATION

Associated significant garden [ ]

## 29 HAWTHORN GROVE

### History

This is one of at least five houses in Hawthorn Grove constructed in the middle and late 1890s by the local builder, John Kaiser. It was designed in 1898-99 by the architect, P. Kennedy, for Charles Gray, produce merchant.<sup>17</sup> It has architectural interest for its bellcast candle-snuffer roof.<sup>18</sup> Other notable tenants of 29 Hawthorn Grove included J. Newman Barker, Independent Church secretary, in 1913, and J. Kennon, tanner, in 1925. Other Hawthorn Grove houses built by Kaiser included Nos. 25, 27, 44 and 46, all built in 1896. All survive and are single storey villas in garden settings, mainly built for local businessmen and their families.

### 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 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.

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<sup>17</sup>. Loder and Bayly, *Hawthorn Grove Area*, Hawthorn Conservation Study, Jan. 1978, p.11.

<sup>18</sup>. Ibid. p.24.



## 29 Hawthorn Grove continued

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", Meany'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 )"19	

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.

### Description

A large but otherwise standard basic "L" shaped villa overlaid with several unusual features. The most prominent are: the bellcast candle snuffer to the corner; the circular bay form of the corner; the elaborate foliated course under the tower roof and the coved eaves.

The walls are polychrome brick (sandblasted/?) in brown with red stringy course trims. A small area of render embellishment is used at the coved eaves, to chimneys, and to the tower. The windows are narrower than the

<sup>19</sup>. Loder and Bayley, *Hawthorn Grove*, 1978.

## 29 Hawthorn Grove continued

standard Victorian period villa, indicative of the move towards Queen Anne detailing showing similar tendencies in the unusual shape of the verandah and light weight decorative treatment here.

The house sits on a wide allotment and strongly addresses the side garden with its corner treatment.

### Assessment

No other examples of Kennedy's work are known in Hawthorn. Whilst the design does show some up to date tendencies, notably with the tower and windows, its overall form is adventurous and reflects the design objectives of the nineteenth rather than the twentieth century. The bellcast tower roof and round corner treatment is an eye catcher in the street. This feature was frequently used for elaborate bungalows and Queen Anne houses around this time. An early example of its use is seen at the Winfield Building in Collins Street by D'Ebro and Speight of 1891. Other examples include; Hedges residence in Canterbury by Ussher of 1897; Ussher's "Cottage by the Sea" scheme of 1892, illustrated in the *Building, and Engineering Journal* of 1892, 26 Linda Crescent of 1907 by Christopher Cowper.

This building is one of the early examples of this round corner feature on Melbourne houses.

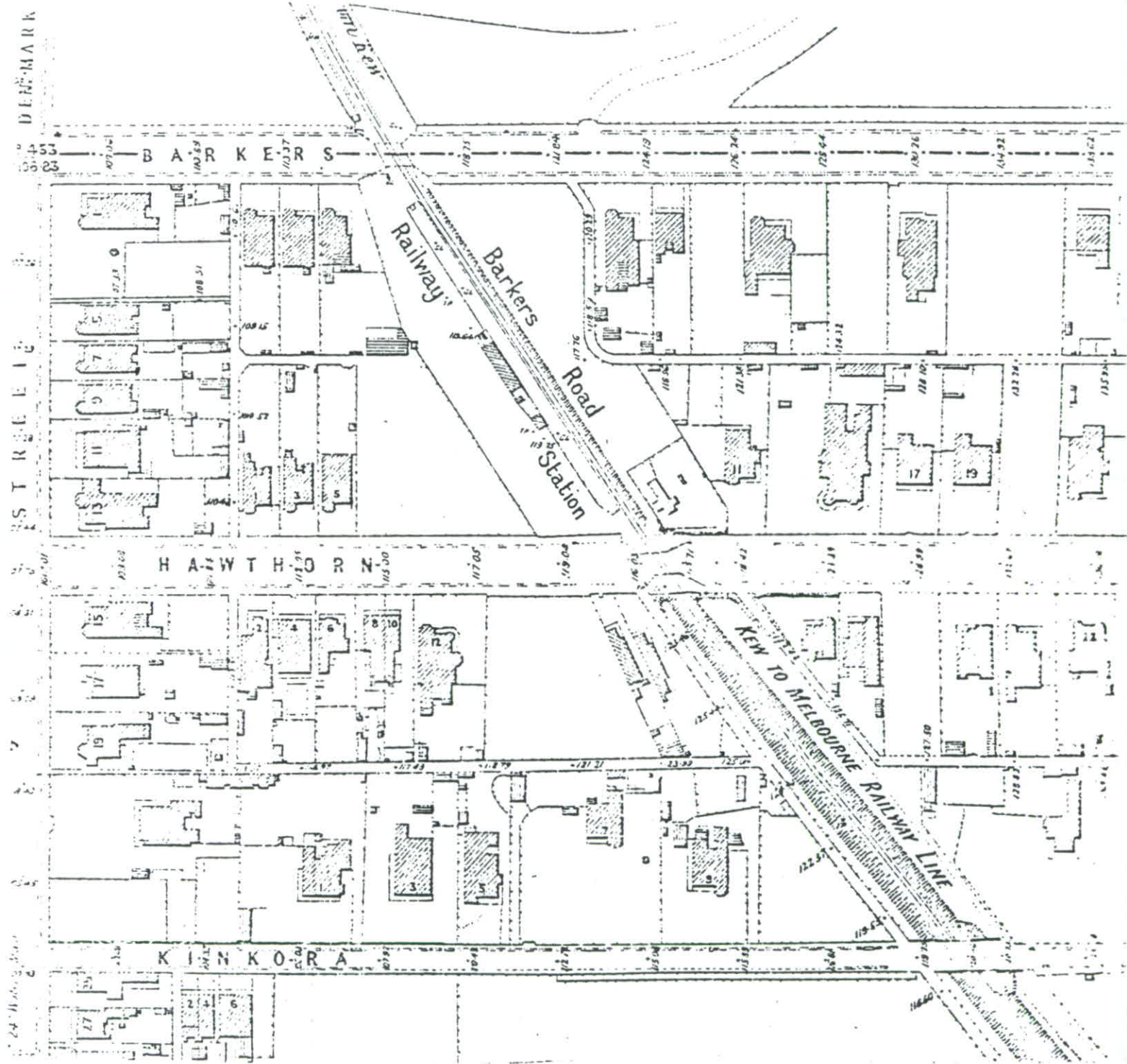
The elaborate foliated render band on the tower is unusual. This has been executed in a Sullivanesque manner uncommon in Australia. The best comparable example in Melbourne is the Metcalfe Building at 145 Flinders Lane of 1902.

### Significance

### Metropolitan

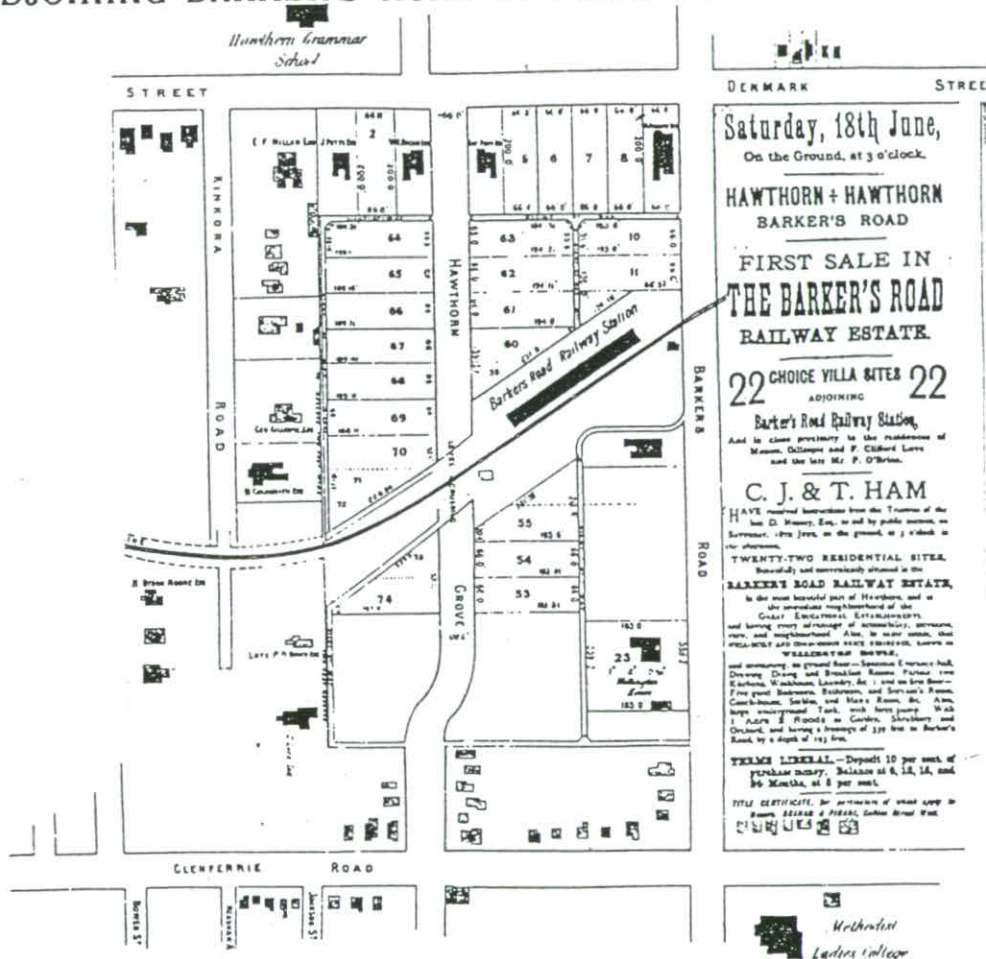
1. Architecturally significant; as a component of the most intact Victorian garden villa street in Hawthorn (the success to Hawthorn Grove encouraged the continued development of Hawthorn as a garden suburb); for its unusual verandah; The early bellcast candle snuffer roof; and the foliated render decoration.
2. Architecturally and historically significant as an example of the building work of John Kaiser, a prominent Hawthorn builder.
3. A landmark in the precinct.





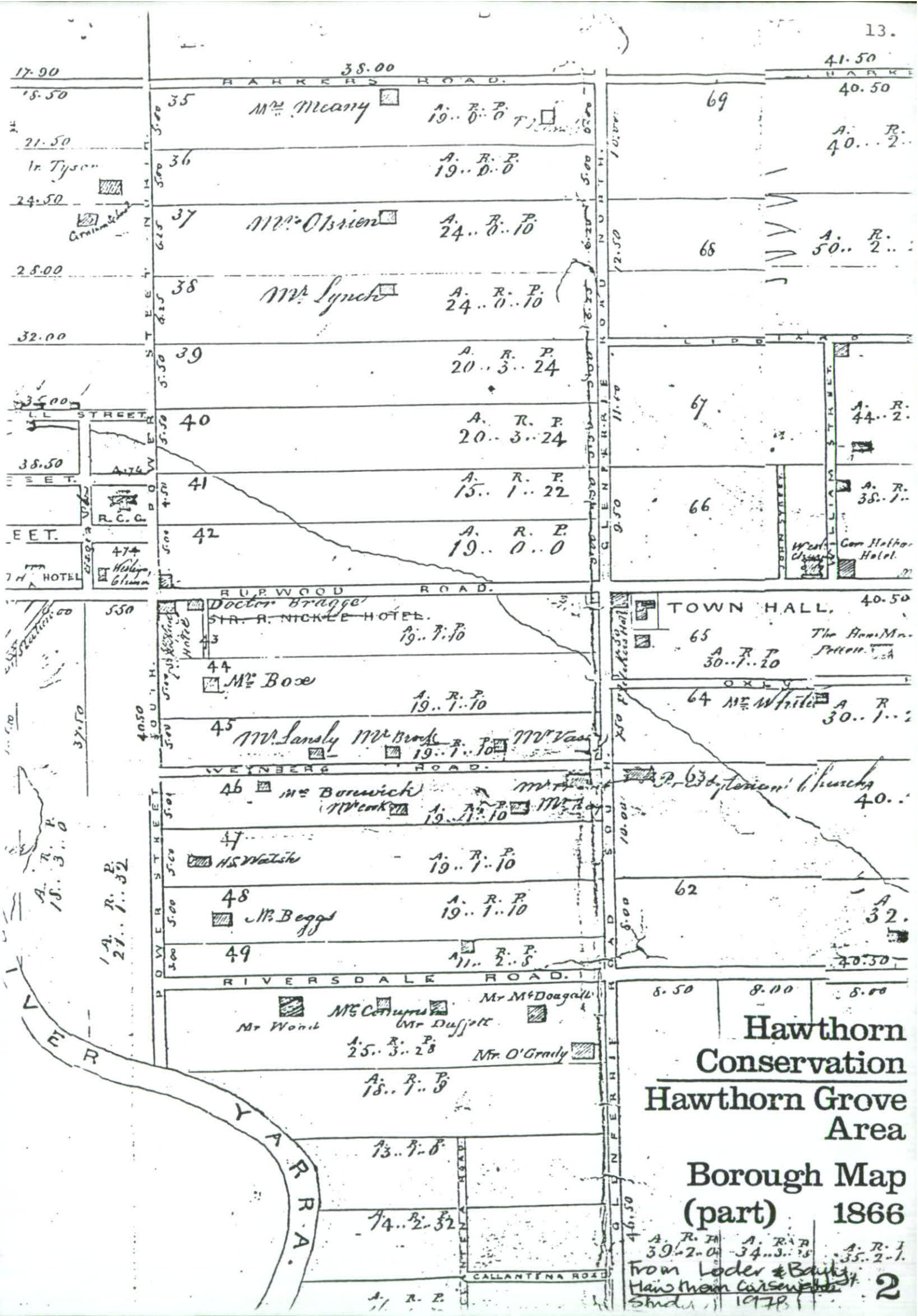
From Loder & Bayly Hawthorn  
Conservation Study 1978

Northern Grammar  
School

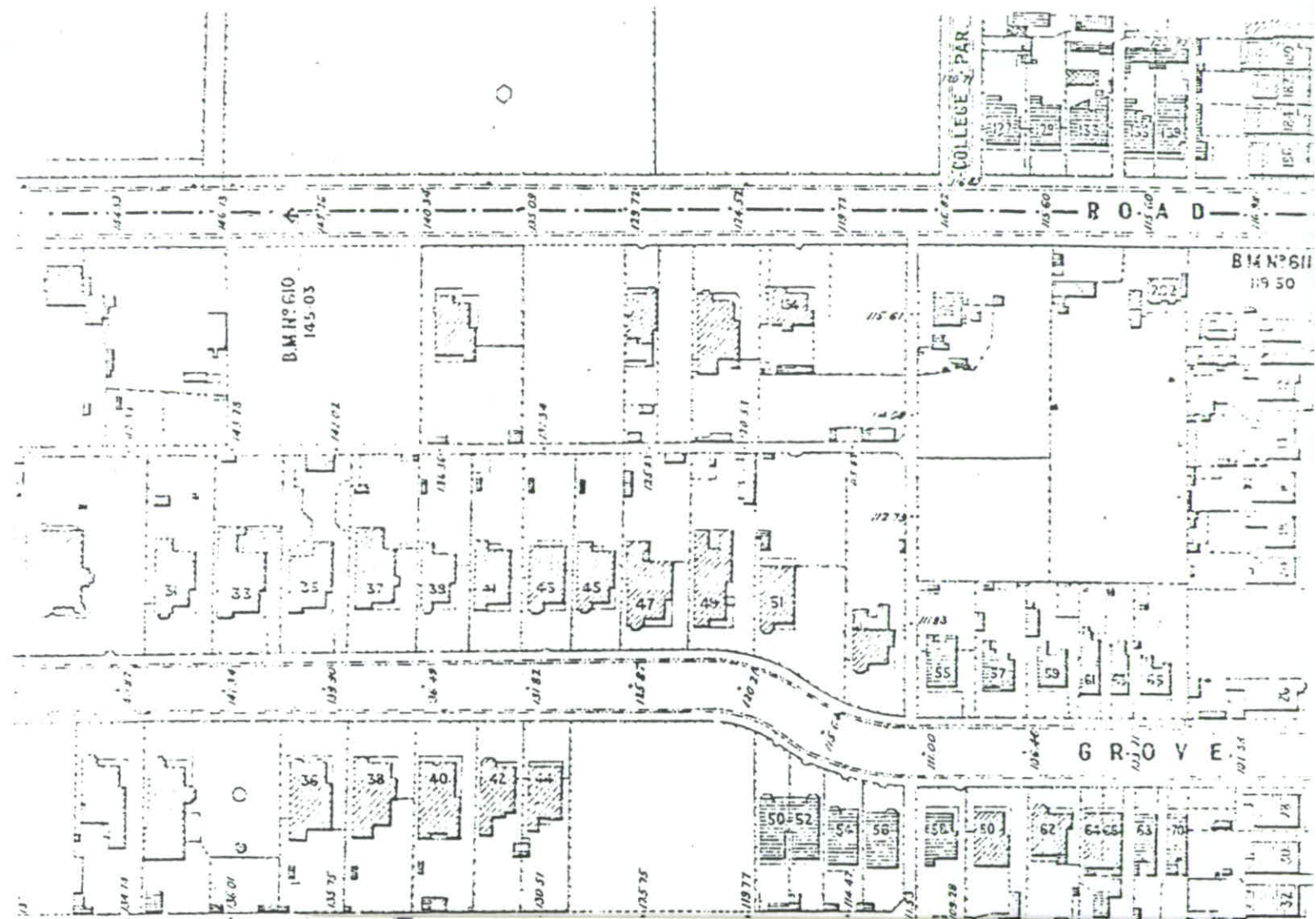


# BARKER'S ROAD RAILWAY ESTATE









From Loder & Bayly,  
Hawthorn Conservation Study  
1978.

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