

PLACE IDENTIFICATION FORM

ADDRESS

9 Kildare Street

TYPE

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

TITLE

"Colinetta."

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE Nov. 91.
NEG FILE 71.31.
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 1874 (or rebuilt)
Architect 1884
Builder
Elements -
house, garden.



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X] Fair [] Poor []
CONDITION Good [X] Fair [] Poor []

UNCLEAR - requires inspection.

CROSS REFERENCED INFORMATION

Associated significant garden [X]

9 KILDARE STREET

"COLINETTA"

History

As early as 1873, John Conder Allen, gardener, occupied a house and four acres of land on the site of "Colinetta".¹ It stood near the house and four acres of William Allen, gardener.² "Colinetta" was either incorporated into, or rebuilt as the 1884³ home of Clement Hodgkinson, who in 1867 was Assistant Commissioner for Lands and Survey.⁴ Research by a recent owner, Phillip Adams, suggests that Hodgkinson may have owned the property from the start although he and his family only took up residence in 1885.⁵

Hodgkinson had associations with a number of Melbourne's most important public gardens. In 1867, he was associated with designs for the Treasury Gardens and may have played some role in the transformation of the Fitzroy Gardens. In 1873, as Inspector-General of Gardens, Parks and Reserves, Hodgkinson was responsible for design improvements to the Carlton Gardens.⁶ The Hodgkinsons occupied "Colinetta" until c1903.⁷

The original grounds of this property once extended to Harcourt Street but a 1923 subdivision substantially reduced the size. A 1920s photo of the house held by Phillip Adams gives some idea of how "Colinetta" looked in earlier days. The Adams family made extensive alterations and additions during their ownership, including the construction of a studio and observation tower.

"Harcourt Street runs through one of the oldest estate subdivisions in Hawthorn. John Robert Murphy bought Crown portion 70 of some 124 acres (bounded today by Rathmines, Burke, Barkers and Auburn Roads) at the Crown sales in c1851 for about \$900; the then Dean of Melbourne, Hussey Burgh Macartney, buying the block next door in Kew at about the same time. In 1852 small half acre blocks in the Village of Hawthorn around Lennox Street sold for a couple of hundred dollars each, and by 1853 Murphy's allotment had been neatly chopped into 112 one-acre blocks with enough left over to make Harcourt Street, which cut the subdivision in half one way, with Kildare Street cutting it the other way. The subdivision was called the Village of Rathmines. The blocks were in four parallel lines (except for five at either end facing Auburn and Burke Roads) facing either side of Harcourt Street with Rathmines

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1. Hawthorn Valuation Book 1873 No. 612 (NAV 25 pounds).
 2. Ibid. No. 611 (NAV 25 pounds).
 3. Requires on-site inspection to determine date and extent of addition.
 4. Peter Watts, *Historic Gardens of Victoria*, p.165.
 5. Corres. to National Trust 12 December 1969.
 6. Adams corres. 12 December, 1969.
 7. Ibid. Age 22 Nov. 1989 (article in property section on auction of "Colinetta"). A copy of the 1920s photo is held on National Trust file no. 2430.

9 Kildare Street continued

Road on the south and "Westmoreland Road" on the north. At that time Barkers Road finished at Auburn Road, and what little traffic came that way (from the bridge over the river at Burwood Road) should have then turned down Auburn Road and travelled out along Rathmines Road and Canterbury Road to the hills. The choice of the name "Westmoreland Road" possibly points to an "Old Country" origin for the street names, despite later popular opinion that "Harcourt" and "Rathmines" were firstly the names of houses (which, in fact, were not erected until at least a decade later)".⁸

In the 1850s and 1860s several large mansions were built and some small homes. Most of these are since demolished making way for further subdivisions. Those left are "Borak House" at 28 Ryeburn Avenue (remodelled), William Davies house at 1099 Burke Road (greatly extended), "Oakburne" at 24 Harcourt Street and 88 Harcourt Street.

In 1863 there were 13 inhabited buildings in Crown portion 70. By the turn of the century there were ten times that number, mostly from the 1880s.

In 1873 Charles Beswicke had his son design a mansion on 3 acres at 5 Harcourt Street. Charles Beswicke came to Victoria with his brothers in the 1840s but after both brothers died he returned to England. He returned to Geelong as a squatter. John was born on 30 November 1847 to Charles and Eliza.

John was educated at Geelong Grammar and articled to Crouch & Wilson. In 1883 he entered into partnership with Wilson. In 1889 he joined with Hutchins, in 1890 with Coote. From 1893 he practised alone. Charles and his extended family, moved up and down Harcourt Street, building one house, then disposing of it and building another. John designed them all, ten in total, (possibly 11) on the same basic principal - A huge front garden gently sloping to the street, incorporating a sweeping drive, some ornamental sections of garden and a mansion house.

The Beswickes could not have chosen a better location or time for their development. The high ground here was already home to mansions of the 1850s and 1860s. The land on the urban fringe offered panoramic views and clean country air, serviced if required nearby, by the railway (at Hawthorn in 1861 until 1882 when the Auburn line was extended). At South Yarra, East Melbourne and St. Kilda much smaller sites were available. At Hawthorn it was possible to have sufficient land to feel like a country estate. The timing was perfect. The 1880s were economic boom times, pushed on by too much lending on speculative ventures. A time when money flowed freely for land speculation, and it was important to be seen to have wealth.

John Beswicke designed 10 or 11 of the following houses in Harcourt Street.

1873	No. 5
1878	No. 7 (for Charles' son in law)
1879	No. 15 for Charles
1881	No. 13 for John & Charles Jnr.
1881	No. 25 "Yallambie" for Alexander Higham.
1882	No. 35 "Charlton" for Charles.

⁸. Loder & Bayly, *Hawthorn Conservation Study, Harcourt Street Area*, 1978, p.5.

9 Kildare Street continued

1883	No. 31 for Beswicke
1884	No. 41 for J. & R. Martin "Carrick Hill".
1885	No. 11 "Thurston" for Eliza Beswicke.
1885	No. 37 (9 Kildare St) for Hodgkinson.
1887	No. 9 "Chelmsford" for John Duigan.
1887	No. 4 or 2 for Joseph Britten.
1888	No. 29 "Rotha" for John Beswicke.
1891	No. 16 for Isabel Scott.
1891	No. 20 for Euphemia Law
1890c	Cnr Auburn Road for Leo Cussens.
1900	No. 1 (27 Auburn Road) "Tolarna" for Annie Jones.

Beswicke designed extensively throughout Hawthorn and the wider Metropolitan area, including shops - Auburn Road, the Australia building in Elizabeth Street 1889, Hawthorn Town Hall and many other town halls in Melbourne. Beswicke is thought to be responsible for many other mansions throughout the suburbs. He died around 1906.

The concentration of like designed mansion houses from the late 20th century at Harcourt Street is without equal in Melbourne. Although similarly large examples can be found in Toorak and St. Kilda there are no comparable examples where such a large number by one architect, seemingly working to a precinct objective, can be found.

Description

Only the side view is visible from the street. Reports from the owner in the 1960s indicate that the verandah to the original Harcourt Street elevation is a replacement of the original. A 1920s photo indicates a flat front form with double bay window about the central door. The wide elevation is fully covered by a flat verandah, (not adjusted to the profile of the bay windows), which returns on each side. Paired columns, concave brackets and a mannerist pediment at the entrance all point towards a late 1870s design and not impossible as 1874. The existing verandah does not conform with the details of the 1920s photo.

The 1920s photo indicates a building presently located on the high ground but set well back from the street to allow for a substantial garden. This context has been lost by the subdivision of the corner allotments.

Assessment

Generally, the mansion houses in Harcourt Street are two storey. This building is a less showy and unusual single storey form. If an early 1870s date could be established, then this building may have been a precursor to John Beswicke's mansion house vision for Harcourt Street.

The bay windowed form is used extensively in Hawthorn. At 1 Bayview Avenue, a smaller villa utilizes this form, but the verandah follows the bay configuration as expected for this later date. 40/42 Grove Road (1891/92) uses a similar entrance motif, but this is also a smaller building and does not include bay windows. The large scale of this mansion and the single storey form suggests a country villa quality rather than the showy mansions by

9 Kildare Street continued

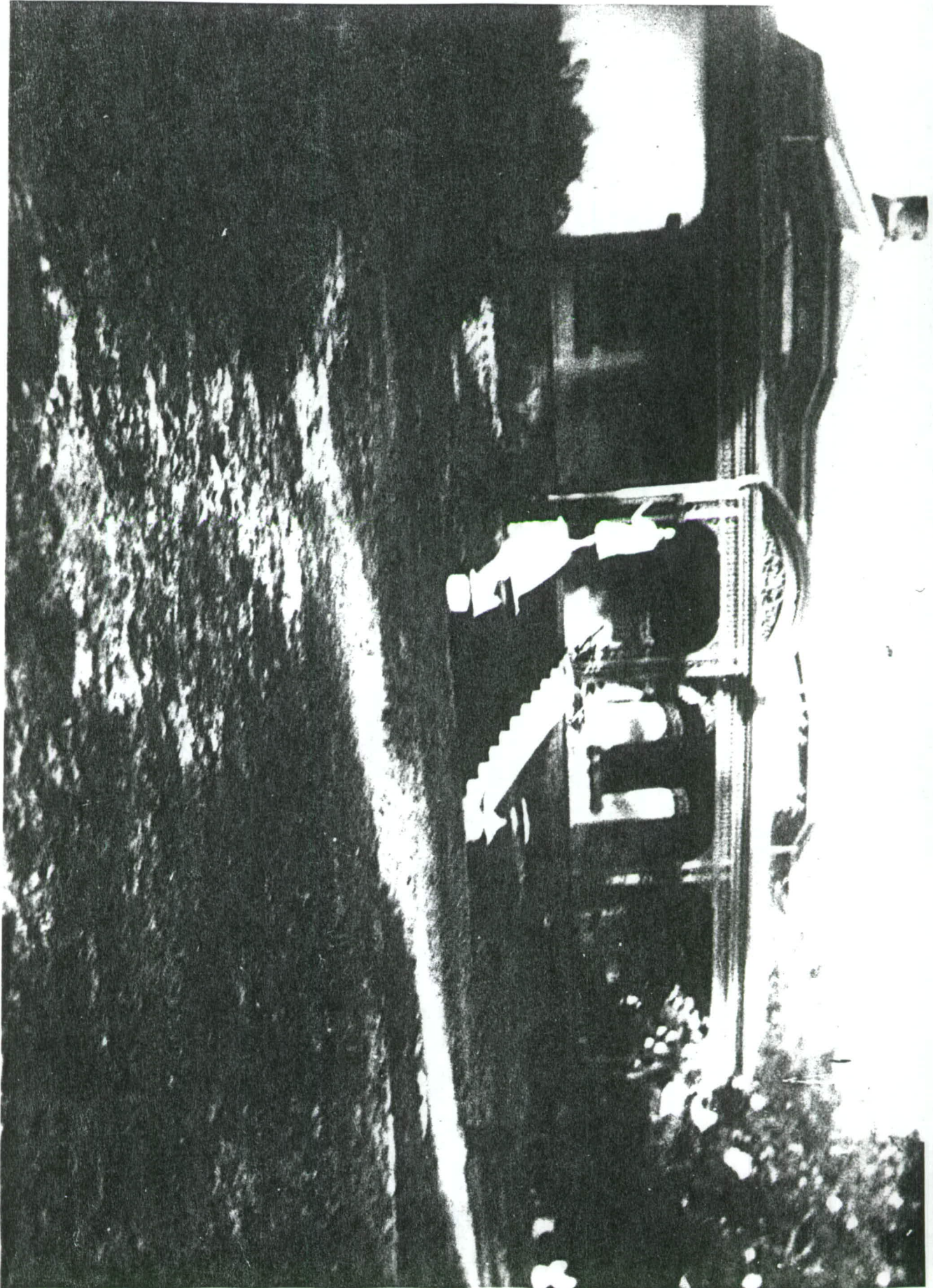
Beswicke, and this characteristic alone points to an early date. Now apparently altered, and compromised by subdivision, the building retains metropolitan significance for its association with Hodgkinson and Adams.

Significance

Metropolitan

1. "Colinetta", built c1873 and extended or rebuilt in 1884, has historical significance for its associations with Clement Hodgkinson, an important 19th century garden designer associated with a number of public gardens including the Treasury, Fitzroy and Carlton Gardens. The Hodgkinson family lived at "Colinetta" from the mid 1880s until c1903. It is additionally significant for the occupation by Phillip Adams, advertising man and social commentator.
2. Once an important part of the Harcourt Street streetscene, now altered and no longer visible, but still making a contribution to the wider precinct.
3. Requires on-site inspection to determine date and extent of addition.

(FN. 2430)
(1920s photo)



PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 9 Kildare Street
Hawthorn

TITLE "Colinetta"

EXISTING DESIGNATION HBR [] AHC [] NT [] SIGN. T. [] VGS []

STREETSCAPE LEVEL 1 [] 2 [] 3 [X]

GRADING A [] B [] C [] D [X] E []

RECOMMENDED FOR HBR [] AHC [] SIGNIFICANT TREE REG. [] PSP []
CULTURAL LANDSCAPE [] URBAN CONSERVATION AREA []

SURVEY DATE 5.12.91

NEG FILE EA

Title

Vol.

Fol.

THEME

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

DETAILS

Date c1874

Designer

Layout/Structures

Old plantings include Pinus radiata, Grevillea robusta, Cordyline australis, Trachycarpus fortunei. Driveway alignment possibly not original.

NOTABLE FEATURES/SIGNIFICANCE

Site inspection required.

INTEGRITY Good [] CONDITION Good []
 Fair [X] Fair [X]
 Poor [] Poor []

ALTERATIONS

CROSS REFERENCED INFORMATION

Associated Structures [X]

As the gardens were only surveyed from the front footpath, all assessments are incomplete and hence provisional. The scope of the study did not permit garden access which would be a pre-requisite for a more complete assessment.