

ADDRESS

7 Kinkora Road

TITLE

"Roseburn"

EXISTING DESIGNATION

STREETSCAPE LEVEL

GRADING

RECOMMENDED FOR

SURVEY DATE Nov 91.

NEG FILE 17.13

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 pre. 1883-1884

Architect Twentyman and
Builder Askew ???

Elements —

House, substantial garden.



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X] provisional
 Fair []
 Poor []
 CONCERNED.

CONDITION Good ☒ *provisional*
 Fair ☐
 Poor ☐

CROSS REFERENCED INFORMATION

Associated significant garden [X]

7 KINKORA ROAD

"ROSEBURN"

History

A prosperous corn merchant and landholder, George Gillespie, was the first owner in 1883-84 of "Roseburn", a substantial two-storeyed residence at 7 Kinkora Road. It was described in the Hawthorn rate book as house and land in Kinkora Road (NAV 130 pounds).⁷ The previous year it was recorded as vacant land owned by Gillespie.⁸ It has been suggested that "Roseburn" may have been designed by the notable architectural firm of Twentyman and Askew⁹ who, in December 1882, called tenders for a villa at Hawthorn and earlier, in May 1881, had called tenders for "erecting 2 storey residence, stabling, etc. at Hawthorn".¹⁰ In 1890, when Gillespie's residence was described in the Hawthorn rate book as a brick house of nine rooms (NAV 150 pounds), he was owner also of the next door property, the single storey villa known now as 5 Kinkora Road.¹¹ The Gillespie family lived at "Roseburn" over a long period. In 1900 it was occupied by Mrs. M. Gillespie and in 1918 by the Misses Gillespie.¹²

The original owner, George Gillespie, was the owner of a number of other properties in Hawthorn from the early 1870s including a house in Power Street (1873) and a house and land in Auburn Road. By 1880 he had owned and sold houses and land in Weinberg, Lisson, Tooronga, Glenferrie and Auburn Roads.¹³

In January 1853 one of the principal landholders in the Kinkora Road region, John McAley, advertised his suburban villa with orchard, land, cottage, barn, stables and garden; and 4 acre lots on the main road (Barkers?) with extensive view of shipping and surrounding country, quarter of an hours drive to Town.¹⁴

In 1854 the second landholder Hague, decided to sell his block, subdivided into allotments of about one acre with access from the newly created Kinkora Road. But Hagues land was bought in large parcels by Patrick O'Brien and McAley's land by Daniel Meaney and so the road was not put through at that time. O'Briens property was not subdivided until the late 1888 when 38 lots

⁷. Hawthorn R.B. 1883-84 No. 912.

⁸. Ibid. 1882-83 No. 1782 (NAV 20 pounds).

⁹. Gwen McWilliam, *Kinkora Road/Hawthorn Grove*, Hawthorn Historical Society, 1990.

¹⁰. *Argus* 13 Dec. 1882(3), 31 May 1881(3).

¹¹. Hawthorn RB. 1890-91. Western Division Nos. 687, 688.

¹². Melbourne Directories.

¹³. Gwen McWilliam, *Hawthorn Peppercorns*, 1978, p. 164.

¹⁴. McWilliam, G. *Kinkora Road/Hawthorn Grove Walk* n.d.

7 Kinkora Road continued

were advertised with a covenant to build within 5 years, on not less than 40ft allotments and for not less than 650 pounds.¹⁵ The changing road widths in Kinkora Road indicate the various subdivisions times by the different landowners.

"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 Hawthorn Grove near Glenferrie Road soon after the Johnson blocks were sold in 1882 (from about \$200 to \$400 each). The Meaney estate was in Thomas Kelly's name, and some blocks were transferred out of the title during 1881-82".¹⁶

Description

A large two storey rendered villa set in substantial grounds, and purposefully turned away from the street towards the garden. The house adopts the standard, "L" shaped projecting wing form, with two storey cast iron verandah. Very little can be seen from the road. Site inspection recommended to complete description and assessment.

Assessment

Site visit recommended. Substantially concealed.

There are two common two storey house forms in the peak of Hawthorn's Victorian garden suburb development during the 1880s and 1890s. The most common is of the type represented here, double fronted, with or without a return verandah and with a prominent faceted bay projection. The more elaborate the house, the higher the likelihood of the incorporation of a return wing. The second common type has a flat front with verandah fully extending across the front and sometimes with a central porch. As for the bayed form, the more expensive the house the more likely that the verandahs extend to the sides.

Twentyman and Askew were prominent Melbourne architects in the 1880s completing a wide range of commercial and residential commissions. Twentyman had come to Melbourne from South Australia. He executed several works in Hawthorn, most of which have not been located. In 1872 an early building by Twentyman was constructed at 5 Coppin Grove. This is a single storey building, simply detailed but with a prominent verandah. 7 Kinkora Road is also simply detailed, but benefits greatly from its extensive grounds and garden oriented siting.

The basic plan and elevation used here is typical for large villas of the 1880s.

¹⁵. Ibid.

¹⁶. Loder and Bayley, *Hawthorn Grove*, 1978.

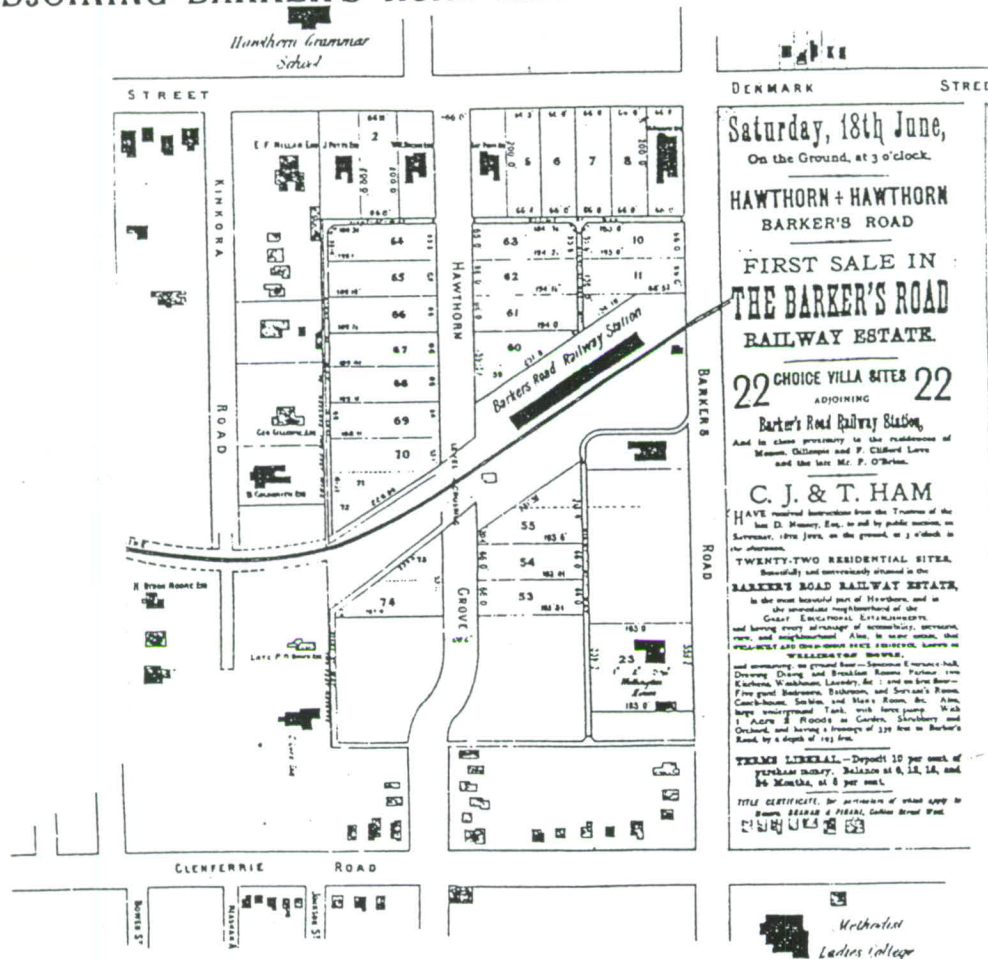
7 Kinkora Road continued

Significance

Metropolitan

1. Significant as a house and large garden combination, illustrating the fashionable development of the Kinkora Road/Hawthorn Grove area as a premier Melbourne Garden Suburb.
2. "Roseburn", built in 1883-84 for George Gillespie, wealthy corn merchant and land owner, has historical significance as a fine example of the large villas and small mansions in garden settings built in the 1880s boom years for prosperous local merchants, business and professional men and their families in middle-class suburban Hawthorn. It has architectural significance for its probable associations with the notable architectural firm of Twentyman and Askew.
3. Significant as a probable example of the work of Twentyman & Askew.

HAWTHORN. ADJOINING BARKER'S ROAD RAILWAY STATION (KEW LN)



Saturday, 18th June,
On the Ground, at 3 o'clock.

HAWTHORN + HAWTHORN
BARKER'S ROAD

FIRST SALE IN
THE BARKER'S ROAD
RAILWAY ESTATE.

22 CHOICE VILLA SITES 22
ADJOINING

Barker's Road Railway Station.
And is close proximity to the residences of
Messrs. Gillman and F. Clifford Lewis
and the late Mr. F. O'Brien.

C. J. & T. HAM

HAVE received instructions from the Trustees of the
late D. Hamer, Esq. to sell by public auction, on
Saturday, 18th June, on the ground, at 3 o'clock, as
per plan.

TWENTY-TWO RESIDENTIAL SITES.
Beautifully and conveniently situated in the
BARKER'S ROAD RAILWAY ESTATE,

in the most beautiful part of Hawthorn, and in
the immediate neighbourhood of the
GREAT EDUCATIONAL ESTABLISHMENTS,
and having every advantage of amenity, security,
view, and neighbourhood. Also, in view of the fact
that the sites are situated on the BARKER'S ROAD,
and are of a most desirable character, having a
depth of 100 feet.

and comprising, on ground four—Separate E. and W. hall,
Drawing Dining and Breakfast Rooms, Parlor, two
Kitchens, Washhouse, Laundry, etc.; and on five four—
Five good Bedrooms, Bathrooms, and Servant's Room,
Cathedral, Sunken, and Glass Room, etc. Also,
large underground tank, with large pump, with
1. Adams & Phipps as Garden, Shrubbery and
Orchard, and having a frontage of 120 feet to Barker's
Road, by a depth of 100 feet.

TERMS LIBERAL.—Deposit 10 per cent of
purchase money. Balance at 6, 12, 18, and
24 Months, at 8 per cent.

TITLE CERTIFICATE, for possession of small allotment to
Barker's Road & Phipps, Garden Street West.

BARKER'S ROAD RAILWAY ESTATE

PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 7 Kinkora Road
Hawthorn

TYPE

<input type="checkbox"/> Cottage Garden	<input type="checkbox"/> Suburban Garden
<input type="checkbox"/> Terrace House Garden	<input type="checkbox"/> View
<input type="checkbox"/> Villa Garden	<input type="checkbox"/> Landmark
<input checked="" type="checkbox"/> City Mansion Garden	<input type="checkbox"/> Other

TITLE "Roseburn"

EXISTING DESIGNATION

HBR ☐ AHC ☐ NT ☐ SIGN. T. ☐ VGS ☐

STREETSCAPE LEVEL

1 ☐ 2 ☐ 3 ☒

GRADING

A ☐ B ☒ C ☐ D ☐ E ☐

RECOMMENDED FOR

HBR ☐ AHC ☐ SIGNIFICANT TREE REG. ☐ PSP ☒
CULTURAL LANDSCAPE ☐ URBAN CONSERVATION AREA ☒

SURVEY DATE 28.11.91

NEG FILE EA 2/5A-6

Title
Vol.
Fol.

THEME

<input type="checkbox"/>	Early Settlement
<input checked="" type="checkbox"/>	Mansions
<input checked="" type="checkbox"/>	Victorian Garden Suburb
<input type="checkbox"/>	Municipal dev.
<input type="checkbox"/>	1870s growth
<input 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

DETAILS

Date pre 1883-84

Designer

Layout/Structures

See attached.



NOTABLE FEATURES/SIGNIFICANCE

Site inspection required.

The garden of "Roseburn" is of metropolitan significance; for its retention of the original layout as a City Mansion Garden and for its many fine, native and exotic trees.

INTEGRITY Good ☒
Fair ☐
Poor ☐CONDITION Good ☒
Fair ☐
Poor ☐

ALTERATIONS

CROSS REFERENCED INFORMATION

Associated Structures ☒

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.

7 Kinkora Road continued

Layout/Structures

1903 MMBW Plan no. 1492 shows "Roseburn" to be a substantial property with quite extensive gardens. A gravelled driveway extends from the southwest corner of the property to the front door, with a circular return. Paths lead around the house to the rear. On the western side is a trellis and a summer house is located on the eastern side of the house, towards the front.

The garden today includes many fine mature trees including a huge Araucaria bidwillii, several Lagunaria patersonii, Quercus palustris, Liquidamber styraciflora and huge cordylines. The fence and path edgings are new. Driveway alignment may be original.

