

PLACE IDENTIFICATION FORM

ADDRESS

17 Kinkora Road

TYPE

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

TITLE

"Kinkora"

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE Nov. 91.

NEG FILE 17.12

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 1877
Architect
Builder
Elements -
House, substantial garden

- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence (part ??)

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]
Fair []
Poor []
Unclear.

CONDITION Good [X]
Fair []
Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

17 KINKORA ROAD

"KINKORA"

History

The second home of Patrick O'Brien, Hawthorn pioneer, survives at 17 Kinkora Road. Described in the 1877 Hawthorn valuation book as an eleven-roomed brick house unoccupied and unfinished, the house was listed as a twelve-roomed house by 1882.¹⁷ Yet another house owned by O'Brien was occupied by George Gillespie, a miller and corn merchant, in the early 1880s.¹⁸ This is known now as 7 Kinkora Road.

By 1884-85 Patrick O'Brien, gentleman, was listed as the owner and occupier of house and land in Kinkora road, and a second house and land in the same street occupied by Thomas Maidment, gentleman.¹⁹ Later, Mrs. Patrick O'Brien became the owner of both properties.²⁰ She was at No. 17 still in 1907.²¹

A new owner of No. 17, John Kincaid, was recorded in 1912-13.²² It was noted in that year that Kincaid bought the block "with residence and stable" for 1400 pounds.²³ Kincaid owned No. 17 until about 1923-24 when it was described as a brick house of eleven rooms.²⁴ From about 1927 until the 1930s, it was the home of Elizabeth Vial.²⁵

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.²⁶

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 were advertised with a covenant to build within 5 years, on not less than 40ft

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17. Hawthorn Valuation Books 1877 and 1882 (quoted in Gwen McWilliam, "Buildings in proposed conservation areas in Hawthorn", for Graeme Butler, 1989.
 18. Hawthorn RB 1880-81 No. 1377.
 19. Ibid. 1884-85 Nos. 920, 921 (NAVs 190 pounds and 350 pounds).
 20. Ibid. 1888-89 No. 758, 759.
 21. Sands and McDougall Directories.
 22. Hawthorn RB 1912-13 Yarra Ward No. 3024.
 23. Information from Gwen McWilliam.
 24. Hawthorn RB 1923-24 Power Ward No. 2848 (NAV 105 pounds).
 25. Ibid. 1927-28 No. 177; Ibid. 1932-33 No. 199.
 26. McWilliam, G. Kinkora Road/Hawthorn Grove Walk n.d.

17 Kinkora Road continued

allotments and for not less than 650 pounds.²⁷ 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".²⁸

Description

A mansion house of atypical form, reflecting its probable 1870s date. The principal facade faces the side garden with a ground level bay window. Entry is gained to the house via one of the two flanking short side verandahs. Between these cast iron verandahs, the house projects in a separate wing to present a classically detailed facade with hood moulds, architraves and bracketed sills. The house has clearly been restored in recent times, and the extent of alteration and/or conjectural restoration is not clear.

The garden provides a complementary setting.

Assessment

There are clearly some alterations here which make assessment difficult. The architect for the house has not been attributed, however, quite clearly its unusual form indicates a designer at work. Its significance is primarily historical however for its association with O'Brien and the subdivision of the Kinkora Road area for the creation of a Victorian Garden suburb.

Significance

Metropolitan

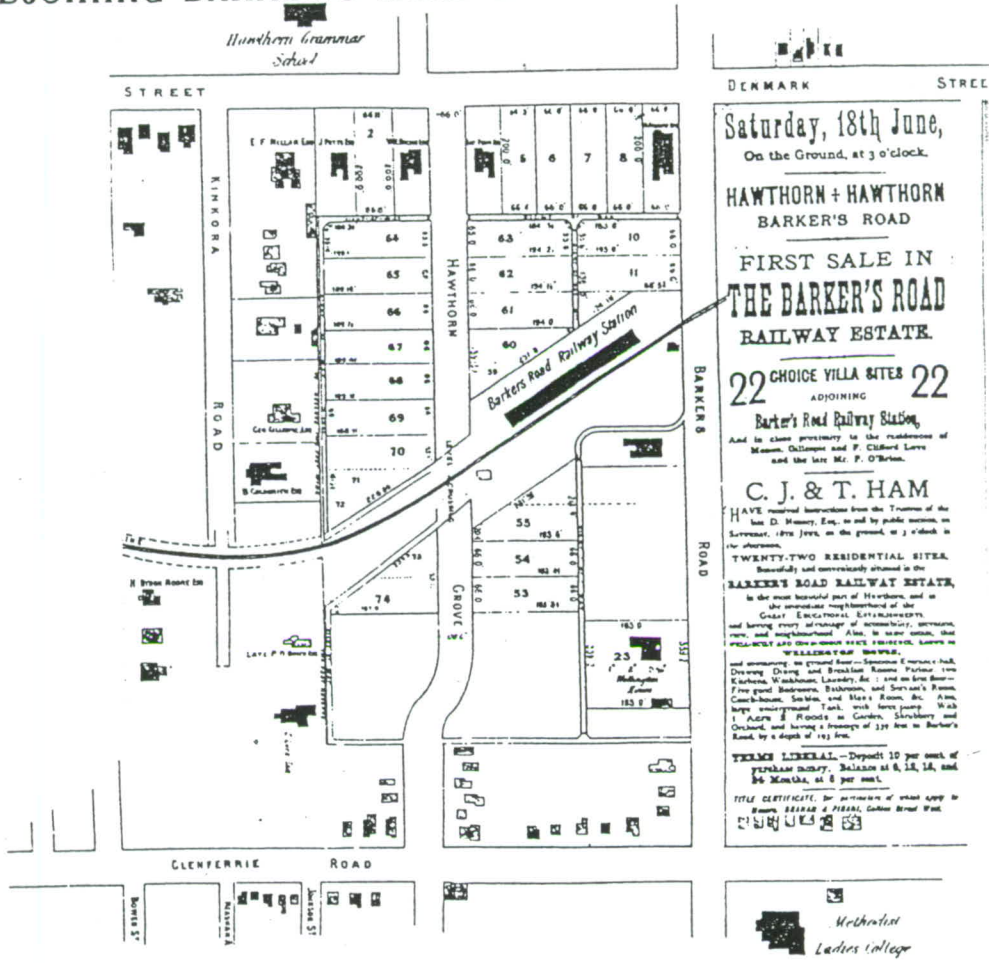
1. Historically significant as the home of O'Brien, his second "Kinkora", and for the association with the subdivision of Kinkora Road for a garden suburb.
2. Architecturally significant for the contribution to the precinct.

²⁷. Ibid.

²⁸. Loder and Bayley, *Hawthorn Grove*, 1978.

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 in close proximity to the residences of
Messrs. O'Connell and F. O'Brien
and the late Mr. P. O'Brien.

C. J. & T. HAM

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

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 Exhibition Exhibition Grounds,
and having every advantage of amenity, convenience,
view, and neighbourhood. Also, in some cases, the
RESIDENTIAL SITES are a most desirable, having as
WELL-EQUIPPED HOUSES,
and comprising, as follows:—Situation of various kinds,
Drawing Room, and Breakfast Room, Parlor, two
Kitchens, Washhouse, Laundry, etc.; and in some cases,
Five good Bedrooms, Bathrooms, and Servants' Room,
Cupboard, Sewing, and Man's Room, etc. Also,
large well-ventilated Tanks, with force pump. With
1 ACRE of Woods in Garden, Strawberry and
Orchard, and having a frontage of 137 feet to Barker's
Road, by a depth of 123 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 purchasers of whom apply to
Messrs. **SEAR & PEARL,** Auctioneers, 101
Collingwood Street, Melbourne.

**BARKER'S ROAD
RAILWAY ESTATE**