

PLACE IDENTIFICATION FORM

ADDRESS

27 Kinkora Road

TYPE

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

TITLE

"Glenn"

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

1 [ ] 2 [X] 3 [ ]  
SIGNIFICANT [ ] SIGNIFICANT [X]  
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 Oct. 91.  
NEG FILE 17.09.10.  
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 1910  
Architect possibly  
Builder Cowper.  
Elements -  
House, fence, 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 [ ]

CROSS REFERENCED INFORMATION

Associated significant garden [ ]

## 27 KINKORA ROAD

### "GLENA"

#### History

The former "Glena", the home of William T. Hogan, merchant, was rated for the first time in 1910-11 when it was described as a brick house of 13 rooms (NAV 110 pounds).<sup>30</sup> The previous year, 1909-10, Hogan of Chrystobel Cres., was rated for vacant land, Lot 23 in Kinkora Road.<sup>31</sup> Hogan was there still in the early 1940s.<sup>32</sup>

#### Description

A Queen Anne house, single storey with an attic storey evidenced by the large balconied dormer. The form adopted is the standard "L" shape with gable ends at each leg of the "L". The corner of the return verandah is splayed, partly reflecting to corner bay and turret above. At the gable ends the wall is not half timbered as usually occurs, instead the rough cast is carried over the whole surface and a concave sheet metal bay hood embellishes the gable. The verandah columns are paired and square, set on wide brick piers, and with delicately shaped but robust brackets at the head. The dormer is unusual for its hipped rather than gable roof and the extension of brickwork above the terracotta tile roof. Its basket weave balustrade is unusual. Extensive use of leaded panes is made in the windows.

#### Assessment

Ussher and Kemp were at the forefront of the development of the domestic Queen Anne in Melbourne and Australia. Early buildings such as Campion College (former Dalwraith) of 1906, (Studley Park Road, Kew) and Woodlands of 1888 (Woodlands Street, Essendon) were instrumental in the development of the style to suit the typical suburban form which reached its peak in the first decade of the twentieth century.

Ussher's work falls into two categories, the gabled design - usually a two storey form and the hipped design where gables on two co-ordinate points project from an overall hip - usually a single storey form. In general, Ussher's largest houses e.g. Dalwraith in Kew of 1906, adopt the gabled designs. These houses fall into the mansion category. It is the single storey designs, which usually apply to large houses rather than mansions, which have developed into the distinctive Australian style, Queen Anne domestic and which were the most popular in the first decade of the twentieth century e.g. Hedges Residence, 1897 in Canterbury and Clarke's Residence in Toorak of 1897. Ussher joined with Kemp and developed the style with the characteristic features of tiled hipped roofs, timber verandah decorations, and a strongly three dimensional form with a corner emphasis.

Several key practitioners worked within the style. Ussher and Kemp, Walter Butler, Christopher Cowper amongst others. The early development occurs in the last decade of the nineteenth century culminating in the first decade of

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<sup>30</sup>. Hawthorn Rate Book Power Ward No. 2692.

<sup>31</sup>. Ibid. 1909-10 No. 2704.

<sup>32</sup>. Melbourne Directories.



## 27 Kinkora Road continued

the twentieth century. The key practitioners were widely copied by builders up to the first world war.

The Queen Anne style, combined with some of the principals of Australian homestead planning and design, around the turn of the century, to produce a new suburban style continuing to the end of W.W.1. Sometimes loosely referred to as "Edwardian" or "Federation" it is more appropriately referred to as "Garden Bungalow", because it does not relate just to the period around Federation at 1901, and because it is intimately related to the garden suburb concept. What sets the "garden bungalow" and "Queen Anne domestic" apart from the other red brick styles of the period, is a purposeful and close relationship with the garden as the dominant feature. A variety of decorative forms are used within this framework. The "garden Bungalow" eventually developed into the ubiquitous Californian Bungalow of the 1920s and 1930s.

The "domestic Queen Anne" had an ongoing influence on vernacular designs which can be seen up to the 1960s. The domestic Queen Anne buildings which survive from the turn of the century had a vital role in the development of the urban form of metropolis.

This building is very similar to 30 and 38 Hawthorn Grove. No architect has been attributed to these buildings with certainty, but all appear similar to the work of Christopher Cowper. This building matches No. 38 precisely in its corner turret, and the gable brackets (similar to those used by Ussher and Kemp). The paired square posts on brick piers are very similar, as is the proportion and presentation of the central balconied dormer. This building is the youngest of the three. It shows some tendencies towards simplification of detailing as evidenced in the simple chimney stacks with flat caps, the lack of verandah valence, and the removal of the half timbering from the gables.

This building is a remarkably intact example of Queen Anne in its late stages.

### Significance

### Metropolitan

1. Architecturally significant as a late but well developed example of the domestic Queen Anne, Australia's first truly National style in Victoria. A remarkably intact example.
2. Historically significant as an example of the fine residences in garden settings constructed for wealthy businessmen and their families during the period of Edwardian prosperity in middle-class suburban Hawthorn. A significant contributor to precinct character.

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

*Northern Grammar School*

STREET

DENMARK STREET

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'Rourke 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. 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 neighborhood of the **GRAND EXHIBITIONAL ESTABLISHMENTS**, and having every advantage of accessibility, convenience, and neighbourhood. Also, in many cases, the **WALLS** are of the most substantial character, and comprising an **entire floor—Staircase (carpeted), bath, Drawing (Dining and Breakfast Rooms, Parlour, two Kitchens, Washhouse, Laundry, Ac.; and an Iron Room—Five good Bedrooms, Billiard, and Servant's Room, Commode, Toilet, and Dressing Room, Ac. Also, large underground Tank, with force pump, Water & Sewer Pipes in Garden, Sheds, and Outbuildings, and having a frontage of 120 feet to Barker's Road, and a depth of 125 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 satisfaction of which apply to Messrs. **SEAR & PEARL,** Conveyancing Solicitors.

*Methodist Ladies College*

KINROSS ROAD

HAWTHORN

BARKER'S ROAD

GLENFERRIE ROAD

GROVE STREET

**BARKER'S ROAD  
RAILWAY ESTATE**



27 Kinkora Road