

PLACE IDENTIFICATION FORM

ADDRESS

39 Kinkora Road

TYPE

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

TITLE

"Westella"

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 Nov. 91.

NEG FILE 17.06

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 1890-1891.
 Architect Beswicke and
 Builder Cooté ??
 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 Fair [] Poor []
 CONDITION Good Fair [] Poor []

Note: unpainted render.

CROSS REFERENCED INFORMATION

Associated significant garden []

39 KINKORA ROAD

"WESTELLA"

The following history is taken from the National Trust of Australia (Victoria) file.

An examination of Hawthorn rate books (Power and Yarra Wards) confirmed that the building formerly known as "Westella" at 39 Kinkora Road, Hawthorn,²⁵ was "nearly finished" in 1890/91 for its first owner/occupier, Charles Edgerton, printer. It is described at this stage as a brick house NAV 110 pounds on lot 19, Kinkora Road North side.²⁶ The following year, 1892, it is identified as a 10-roomed brick house NAV 100 pounds.²⁷

Edgerton is listed in the 1896 Melbourne Directory as connected with the firm Edgerton and Moore, general printers and publishers of 241 and 243 Little Flinders Street. Michael Cannon in *Land Boom and Bust* tells how this firm took over *Table Talk*, a sensational journal, in May 1903 and completely altered its character. "The redesigned journal contained flattering references to leading men, but left any muckraking to John Norton's *Melbourne Truth*". Later, *Table Talk* was acquired by the *Herald* and became "a polite society journal". It ceased publication shortly before the outbreak of World War II.²⁸

The building at 39 Kinkora Road was called "Westella" from the turn of the century in the directories, rate books²⁹ and on MMBW plans.

MMBW 1902 PLAN

A 1902 MMBW plan of Hawthorn shows "Westella" with its front verandah facing Kinkora Road. The building, which was the home still of the Edgerton family, has a formally-designed front garden with a symmetrical design of asphalt paths. At the rear there is a summer house and stables.³⁰

The Edgerton family is listed as owner of "Westella" for the last time in 1908/9, when the building is described still as a ten-roomed brick house at 29 Kinkora Road NAV 100 pounds.³¹

²⁵. Formerly listed as 29 Kinkora Road.

²⁶. Hawthorn RB 1890/91 Western Division No. 679.

²⁷. Ibid. 1892 Power Ward No. 3392.

²⁸. M. Cannon, *Land Boom and Bust*, p. 136.

²⁹. Hawthorn RB 1907 Power Ward No. 2668. Still owned/occupied by Charles Edgerton.

³⁰. MMBW 1902 plan, Hawthorn.

³¹. Hawthorn RB 1908/9 Power Ward No. 2671.

39 Kinkora Road continued

HISTORY OF THE BUILDING 1909-1980

William T. Wallis, gentleman, is the new owner listed in 1909/10.³² The Vial family were associated with "Westella" at least from the 1930s until the late 1970s. In 1937/38 Walter Rupert Vial, solicitor, is recorded as owner/occupier of 39 Kinkora Road, and 10-roomed brick house, NAV 102 pounds.³³ It remained in the hands of the Vial family until 1977 when it was purchased by the present owner/occupiers, Mr. and Mrs. F.W. Carew.³⁴

Description

A two storey mansion executed in render with a double storey colonnade to one side of the projecting wing. The colonnade is composed of engaged arches supported on corinthian columns on the first floor, the ground floor is covered by ivy and cannot be seen. The projecting wing incorporates a flat bay. The balustrade to the verandah is carried across this in the render decoration. Paired windows on the first and ground floors have half round or flat arch heads. String courses run through the whole building at sill height, the springing point of the arches (using acanthus leaves) and at first floor level.

The eaves are elaborated with timber brackets and a scalloped fascia. The roof is a simple hipped affair.

A substantial bluestone and cast iron fence defines the property at the front boundary. The render is unpainted.

Assessment

This building is almost certainly by Beswicke and Coote. It is very similar to the basic form of this mansions in Harcourt Street, particularly No. 9, without the faceted bay. The detailing is also similar to the much more elaborate Boom style mansion "Kawaru" at 405 Tooronga Road by Beswicke and Coote of 1891. That residence is attributed to Coote and this building may also be from his hand. Like Kawaru the arcade is the dominant feature with similarly detailed engaged arches on corinthian columns. But at Kinkora Road the upper floor is half round where as at Kawaru this form is used on the ground floor. Similarly the flat arch and half round arches to the windows are swapped. The string course details are similar though less elaborate and the hipped roof matches this standard form for the time.

A remarkably similar house to this one occurs in Kew at the corner of Glenferrie and Fitzgibbon Roads, ironically now owned by M.L.C., a school where Cato, the early owner of "Kawaru" was heavily involved as a benefactor. This Hawthorn example is more intact than the Kew work. Both show much greater sophistication than John Beswicke's houses in Harcourt Street and either show a maturing of Beswicke's capabilities or the substantial input by

³². Ibid. 1909/10 No. 2700.

³³. Ibid. 1937/38 Yarra Ward No. 2155.

³⁴. See file.

39 Kinkora Road continued

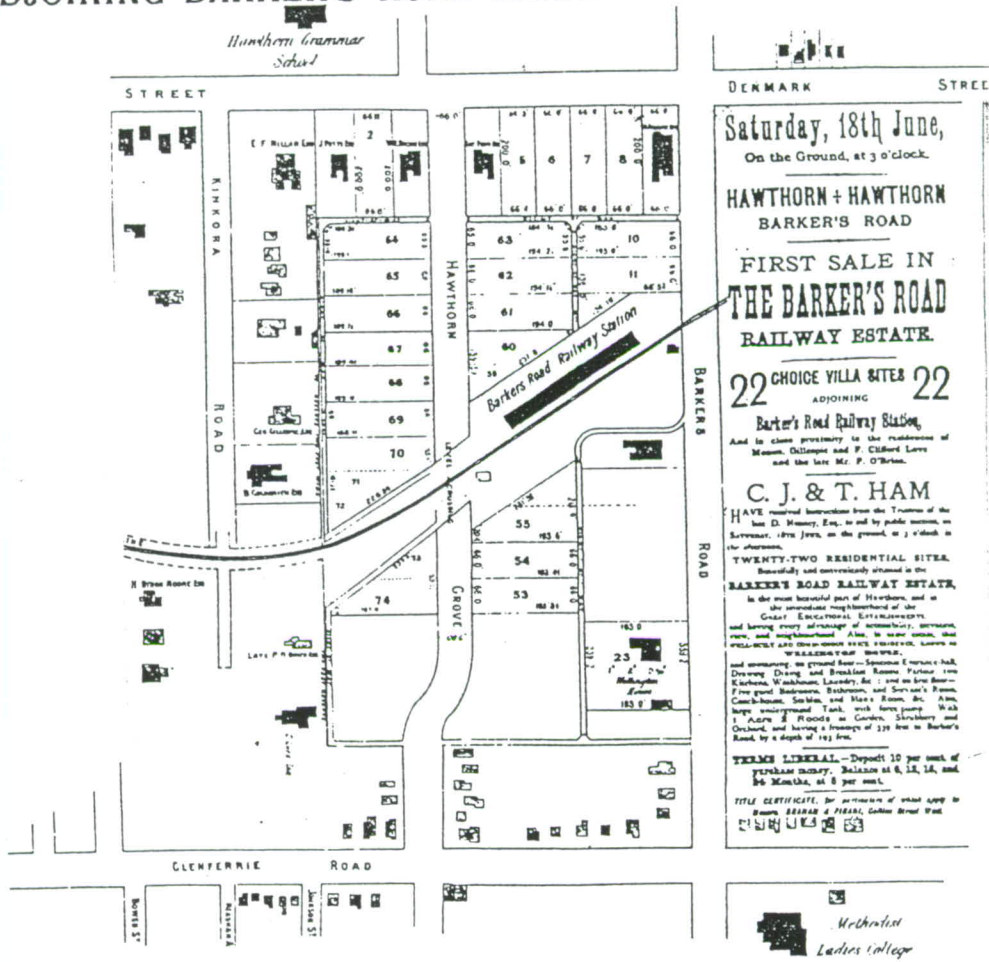
Coote. It is amongst the best examples of the small mansion houses in Hawthorn, a building form which was initially important in the development of Hawthorn's status as a desirable garden suburb.

Significance

State

1. Architecturally significant as one of the best examples of the small mansion houses in Hawthorn, a building form which was initially important in the development of Hawthorn's status as a desirable garden suburb. Amongst the best works of the prolific house designers Beswicke and Coote.
2. Historically significant for its associations from 1890-1908 with Charles Edgerton, printer of the influential journal, *Table Talk*.
3. "Westella", constructed in 1890-91 for Charles Edgerton, printer and politician has historical significance as a fine example of the substantial villas and small mansion houses in garden settings built in the Kinkora Road garden suburb area.
4. One of 3 mansions (39, 41 and 47 Kinkora Road) of similar date, all using the same basic form with startlingly different results. Architecturally significant for the illustration of the variety of stylistic treatments in the early 1890s in Melbourne.

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'Sullivan and F. Clifford Love
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 Educational Establishments

and having every advantage of accessibility, situation,
view, and neighbourhood. Also, in some cases, the
SITES ARE ADJOINING VERY FINEST LOTS IN
HAWTHORN.

and comprising, on ground level—kitchen (verandah),
Drawing, Dining, and Breakfast Rooms, Parlor, two
Bathrooms, Washroom, Laundry, etc.; and on low level—
Fireproof Storehouse, Billiardroom, and Servant's Room,
Cockpit, and other conveniences.

Large underground Tank, with force pump. Water
is taken from the City of Melbourne and
Orford, and having a pressure of 120 lbs in Barker's
Road, by a depth of 120 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 whole lots to
be issued by the Registrar of Titles, under the
provisions of the Land Transfer Act, 1924.

BARKER'S ROAD
RAILWAY ESTATE