

PLACE IDENTIFICATION FORM

ADDRESS

47 Kinkora Road

TYPE

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

TITLE

" Yarrock "

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 [] Sig. Tree Reg.

SURVEY DATE Oct. 91.

NEG FILE 17.04

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 1891-1892
 Architect William Cleverdon.
 Builder
 Elements -
 House, garden, fence



- Contributing garden
- Landmark tree (*Araucaria* sp.)
- Original or early hard landscape layout
- Original or early fence (probably original)

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good []
 Fair []
 Poor []

CONDITION Good []
 Fair []
 Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

47 KINKORA ROAD

"YARROCK"

History

This splendid two-storeyed black brick and cast iron villa residence, originally known as "Penare", was designed in 1891 by the architect William Cleverdon for sharebroker, Stephen Tonkin.⁴⁹ It was described in the 1892 Hawthorn rate book as a brick house of eleven rooms owned and occupied by Tonkin (NAV 100 pounds).⁵⁰ A 1902 MMBW drainage plan showed the house, then No. 37, with an elaborate front garden design.⁵¹ The Seekamp family owned the property during the 1920s, 1930s and later when it was occupied by the celebrated Australian musician, Sir Bernard Heinz.⁵² From circa 1910, it has been known as "Yarrook".⁵³

Description

A two storey, large villa/small mansion, executed in the standard late 1880s and early 1890s form with projecting gabled bay, and cast iron verandah adjoining. The walls use the local brown "Hawthorn" bricks relieved by plain string courses at sill and first floor level. The roof is steeply pitched in slate. Windows on the ground floor adopt the form used often in Queen Anne and freestyle Edwardian houses, where a fixed light, sometimes with leaded or etched glass, is used as a decorative feature above the double hung windows.

The cast iron verandah is standard but interestingly adopts a timber frieze frame and separate frieze, straight and bracket, rather than the integrated cast iron which had been used since the late 1870s. A substantial *Araucaria* sp. in the front garden is now a landmark tree. A cast iron and bluestone fence defines the front boundary (possibly original with alterations).

Assessment

Cleverdon began practising at the end of the 1880s and completed many residential projects in Melbourne and Geelong up to the commencement of the first World War. This building is amongst his early works. It is not an adventurous design. Many similar buildings are found in Hawthorn, however it gains additional significance here for its substantial intactness, for the complementary setting and for the illustration of the range of large house designs in the early 1890s, with its neighbours Nos. 39 and 41. The association with Bernard Heinz adds considerably to its cultural significance.

49. *Building, Engineering and Mining Journal* 7 Feb. 1891 (sp. 7). Tenders accepted for the "erection of 2 storey brick villa residence, Kinkora Road, Hawthorn, for S. Tonkin.

50. Hawthorn R.B. 1892 Power Ward No. 3388.

51. *MMBW Drainage Plan No. 1493* (1902).

52. Melbourne Directories, Gwen McWilliam, *Kinkora Road/Hawthorn Grove*, Hawthorn Historical Society, 1990.

53. Hawthorn R.B. 1909-10 No. 2697.

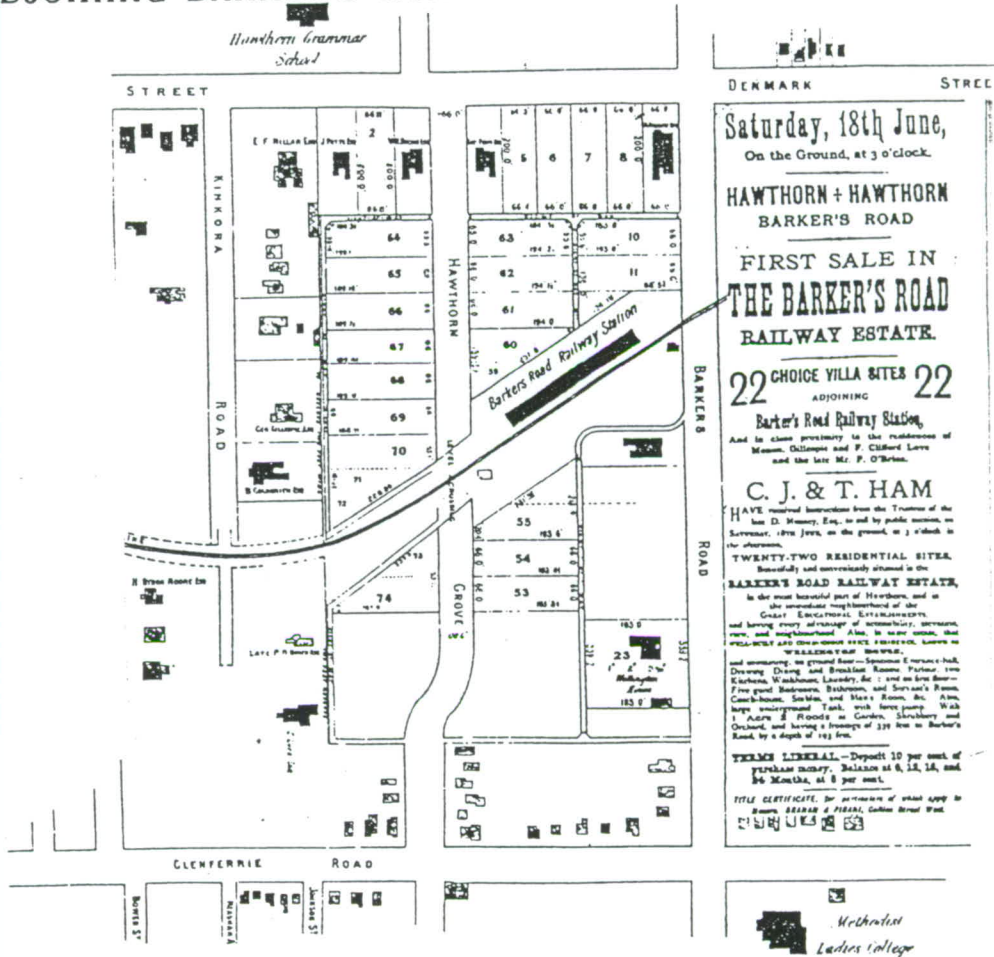
47 Kinkora Road continued

Significance

Metropolitan

1. Historically significant for the association with Sir Bernard Heinz.
2. Historically significant for the contribution it makes to the Victorian Garden suburb developed at Kinkora Road last century.
3. Architecturally significant as a substantially intact example of its type.

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. Gillman and F. Clifford Lave
and the late Mr. F. O'Brien.

C. J. & T. HAM

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

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 Recreational Grounds
and having every advantage of sunlight, ventilation,
view, and neighbourhood. Also, in many cases, the
plots will give direct access to the station, and are
well adapted for building villas.

and comprising, on ground No. 54—Spacious Entrance hall,
Drawing, Dining and Breakfast Rooms, Parlor, two
Kitchens, Washhouse, Laundry, &c.; and on lot No. 55—
Five good Bedrooms, Bathroom, and Servant's Room,
Cock-shed, Store, and Milk Room, &c. Also,
large underground Tank, with force pump, Wash
1 Adam & Pigeons in Garden, Stable and
Orchard, and having a frontage of 120 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,
24 Months, at 6 per cent.

TITLE CERTIFICATE, for possession of which apply to
Messrs. C. J. & T. HAM, Golden Square West.

BARKER'S ROAD
RAILWAY ESTATE