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Name	<i>Wexham, Inverary</i>	Reference No	
Address	9 Kooyongkoot Road, Hawthorn	Survey Date	27 April 2006
Building Type	Residence	Grading	C*
Date	1898-99	Previous Grading	C*3



Extent of Overlay

To title boundaries.

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Intactness  Good  Fair  Poor

Heritage Status  HV  AHC  NT  Rec. BPS Heritage Overlay

History

*Wexham* was one of three houses built on the east side of Kooyong Koot Road, as it was then known, in the late 1890s, and apparently constructed at the same time. Named *Arringa*, *Wexham* and *Glenagh*, today these houses are numbered 7-11 Kooyongkoot Road.<sup>1</sup> *Wexham* was first owned by John Bayley, and was described as a brick house of nine rooms, rated with a net annual value (nav) of £65, in rate records of the 1898-99 rate cycle.<sup>2</sup> Bayley resided at *Wexham* for several years, before selling the property to Albert Hartley by 1909, who renamed the property *Inverary*. Hartley lived at the property until the early 1920s, succeeded by Herbert Barter, and then Percy Lord. By the early 1930s the house was owned and occupied by the McFarlane family, who lived there until the early 1960s. Subsequently, the property was listed as flats in the *Sands & McDougall Directory of Victoria* from the early 1960s, maintaining this use until at least 1974.

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

*Wexham*, at 9 Kooyongkoot Road, Hawthorn is a single-storey brick house built in 1898-9, with canted bays on the west and north elevations, and a return verandah. The slate-clad roof has courses of hexagonal tiles halfway up the pitch, ridges and valleys capped in iron, and chimneys with stacks of exposed red face brick and heavily sculpted cornices. The eaves are boxed, with bracketed pairs on a stucco rendered frieze and moulded swags between each pair of brackets. The return verandah has a convex roof of galvanized steel, separate from the main roof, and a verandah frieze (currently obscured by foliage) with posts of chamfered timber. The verandah appears to be paved with tessellated tiles, with bluestone edging. The main walls are of exposed red face brick, with rendered quoin patterning at each corner, a rendered (or painted) mid-wall course line, and a deeper moulded upper course line. The canted bays have three segmentally-arched windows with miniature (single-course) quoin patterns around each window. The moulded upper course line of the external walls runs across each bay and forms a springing point for the upper window arches, which are stilted. The bays

are then topped with castellated parapets, behind which the gabled ends of each wing are set on flat red brick faces. The timber-framed windows under the verandah are tall and deeply set, with bluestone sills. The door under the verandah has Queen Anne-style leadlighting and bottle-glass panes (it may be a reproduction). Architectural drawings indicate that a weatherboard corbelled bay was added to the rear of the dwelling, possibly in the 1920s; it is not visible from the principal streetscape. Various other rear additions and alterations were made to the house from the 1960s through to the 1980s, and included a family room, carport, large garage, swimming pool and retaining walls.<sup>3</sup> The garden is heavily grown. The driveway is asphalted with brick kerbing.

### Historical Context

*Wexham* was one of three houses built on the east side of Kooyongkoot Road in the late 1890s, on land which may have been excised from the original holding of *Kooyong*, today 21 Kooyongkoot Road. Land in this area of Hawthorn, including on Kooyongkoot Road heading south to Gardiner's Creek, was also owned in the late nineteenth century by Hugh Peck.<sup>4</sup> Proximity to both Riverdale and Glenferrie Roads was a key attractor for the area.

### Comparative Analysis

Formally, *Wexham* is similar in composition and details to 5 Riversdale Road, Hawthorn, built at virtually the same time in 1898 (also graded C\* and recommended in this Review for a site-specific Heritage Overlay); and several Barkers Road houses in Kew, particularly no 387, also constructed in 1898, but with major recent alterations (this property was originally B-graded, but recommended to be downgraded to a C). No 5 Riversdale Road differs primarily in its pent window heads, while 387 Barkers Road has stilted round arched window-heads. The material in all three is red face brick; the verandah is the return type; the projecting wings have flat gable fronts over canted bays (balustraded, not castellated), and the moulded upper course line is very similar, running across the bays and around the verandah return. The window arches are similarly stilted: pent rather than arched, and the corners are all marked with stucco quoin patterns. The roof is similarly slated with iron ridge-capping, and the chimneys are virtually identical. Builder John Kaiser has been suggested as responsible for 5 Riversdale Road (and four of its surviving neighbours)<sup>5</sup>; 387 Barkers Road and its neighbours have also been attributed to Kaiser.<sup>6</sup> It is therefore possible that Kaiser could be *Wexham's* builder and designer.<sup>7</sup> In general, *Wexham* is of a transitional Federation-Italianate type, fairly common in sections of Boroondara (primarily in the Victoria Road/Broadway area of Camberwell, with most dating from around 1898-1901, and in the Barkers Road district of Kew), but less so in Hawthorn. These hybrid designs combined Federation materials and direct expression - diagonally oriented plans and approach paths, exposed face brick, white or cream-painted trim, with other recognizably Italianate characteristics such as return verandahs, canted bays, cast iron lace, and verandah roofs as separate rather than integral with the main roof. It is possible that this fusion of styles persisted into the principal Federation period due to owner's continuing desire for components of the Italianate in their houses. The mode was clearly still popular with builders, who were familiar and comfortable with its details.

### Assessment Against Criteria

#### *Amended Heritage Victoria Criteria*

**CRITERION D:** *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

*Wexham*, 9 Kooyongkoot Road, Hawthorn, is a generally intact and well executed example of a fusion of Federation materials and planning with elements of the Italianate, to form a Federation-Italianate hybrid. These hybrid designs, which were less common in Hawthorn than elsewhere in Boroondara, persisted into the principal Federation period, probably due to owners' preferences for Italianate components, and the ongoing popularity of the mode with builders.

**CRITERION E:** *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

*Wexham*, 9 Kooyongkoot Road, Hawthorn, is distinguished by its fusion of Federation and Italianate elements, including the return verandah and canted bays, use of quoining including quoin patterning to the windows of the bays, deep moulded upper course line, and castellated parapets to the bays.

The additions and alterations are predominantly to the rear of the house and do not impact on an appreciation or understanding of its overall original form.

### Statement of Significance

*Wexham*, 9 Kooyongkoot Road, Hawthorn, is of local historical and architectural significance. It is a predominantly intact and well executed example of a Federation-Italianate hybrid, which were popular around the turn of the nineteenth century in the Boroondara area, but less so in Hawthorn. The design also reflects the persistent preference for Italianate elements, well into the principal Federation period. The building is distinguished by its return verandah and canted bays, use of quoining including quoin patterning to the windows of the bays, deep moulded upper course line, and castellated parapets to the bays. The additions and alterations are predominantly to the rear and do not impact on an appreciation or understanding of the house's overall original form.

### Grading Review

Unchanged.

### Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

### Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

### References

*General:* G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

*Specific:*

<sup>1</sup> Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>2</sup> City of Hawthorn Rate Books, 1898-99, #3280, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>3</sup> Details sourced from City of Hawthorn Building Index, Permit #3531, dated 12 September 1960 (additions and alterations); #3877 and #4429, dated 8 May 1961 and 19 June 1962 (carport); #9839, dated 24 November 1971 (additions and alterations to house and carport); #16984 and #17214, dated 15 July 1981 and 22 September 1981 (alterations); #3398 (1743), dated 3 October 1985 (swimming pool); and #3453 (1766), dated 21 October 1985 (garage and retaining walls).

<sup>4</sup> Cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>5</sup> G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>6</sup> Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988.

<sup>7</sup> See also G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.