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Name	<i>Glenagh, Brockley</i>	Reference No	
Address	11 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

*Glenagh* is one of three houses built on the east side of Kooyong Koot Road, as it was then known, on land thought to have been excised from the original holding of *Kooyong*, today 21 Kooyongkoot Road. Named *Arringa*, *Wexham* and *Glenagh*, today these houses are numbered 7-11 Kooyongkoot Road.<sup>1</sup> All three houses are also believed to have been built at the same time. *Glenagh* was first owned by merchant William T Hogan, 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. Hogan resided at *Glenagh* for several years, before selling the property to Sidney Rowe, who renamed the property *Brockley*. Rowe lived at the property until some time around the end of the First World War, at which time it was purchased by Arthur Oliphant. At this time the property was described as a brick house of nine rooms, valued at £92.<sup>2</sup> The Oliphant family resided at the address until the end of the 1950s, with Miss J F Oliphant still listed as the occupant in the 1960 edition of the *Sands & McDougall Directory of Victoria*. However, this would appear to be misleading – building records compiled by the City of Hawthorn indicated a permit to undertake alterations to the property was applied for by an R J Meldrum, in January 1960.<sup>3</sup> R J Meldrum owned and occupied the property until at least 1974.<sup>4</sup>

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

Description & Integrity

*Glenagh*, 11 Kooyongkoot Road, Hawthorn, is a single-storey (overpainted) stucco masonry building, with a slate-clad roof, return verandah, and projecting canted bays (as flanking wings to the verandah) on the west and north elevations. The roof has ridges and valleys capped in iron, and stucco chimneys with cornices; the frieze below the eaves has paired brackets with swags between. The external walls have a deeply moulded course which extends across each canted bay and forms a springing point for the three segmentally-arched windows in each bay. The canted bays are integral with the wings' gable-fronts, with the bay roofline formed of three steeply pitched gables over each window, and braced with cross-ties and anchored finials. The return verandah has twin posts of

chamfered timber, is tiled and edged with bluestone, and has a straight-pitched skillion roof in galvanized steel which is separate from the main roof; the verandah iron lace decoration is unusual. The windows to the verandah are tall, timber-framed and deeply set, with overpainted stone sills. Two doors access the verandah, and have steel and wire screen doors. Unspecified alterations were made in 1960-61, with a carport added and later a pool in 1986; more major rear additions are noted in Council records of 1990;<sup>5</sup> the latter (if undertaken) are not generally visible from the street. The property has a high brick fence to Kooyongkoot Road, and a driveway on the north side.

### Historical Context

*Glenagh* 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. Graeme Butler also suggests the land may have formed part of the holding of a Thomas Derham, resident of Riversdale Road.<sup>6</sup> Proximity to both Riversdale and Glenferrie Roads was a key attractor for the area.

### Comparative Analysis

*Glenagh*, 11 Kooyongkoot Road, Hawthorn, appears closely related to No 9 next door; Graeme Butler also notes that the floor plans of the buildings are almost identical.<sup>7</sup> The slate-clad roof is basically similar, as is the plan, return verandah, the placement of the flanking wings and the design of details such as swags between paired brackets on the frieze below the eaves. The main wall course line is almost identical to that on No 9, and the stilted window arches are similarly given a near-identical treatment. More broadly, other comparisons relate to similar houses in Boroondara. There are several in Hawthorn, at 5-13 Riversdale Road and the closely related 254 and 256 Barkers Road. Two of these (nos 5 Riversdale and 254 Barkers Roads) are also graded C\*, which compares favourably with the grading for the subject property. These houses have been attributed to builders John Kaiser or Henry Hutchinson, or other builders active in Boroondara around 1900. Certainly a favourite Kaiser-Hutchinson motif is in evidence - the three-peaked gable over a canted bay. This motif was also employed by the Hawthorn-based architect John Beswicke, author of Hawthorn Town Hall (1887-8) and of many shop terraces in the Auburn-Glenferrie region.<sup>8</sup>

### 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.*

*Glenagh*, 11 Kooyongkoot Road, Hawthorn, is a generally intact (to its principal original building component), albeit overpainted, and well executed example of an asymmetrical house type with return verandah, which was popular in the Boroondara area at the turn of the nineteenth century. A number of local builders were expert in the style.

*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.*

*Glenagh*, 11 Kooyongkoot Road, Hawthorn, is one of a pair of closely related dwellings in the street, which is distinguished by its return verandah and projecting elements, including medieval motifs such as steeply pitched multiple gables used in the canted bays. The additions and alterations do not impact on a general appreciation of the original building form.

### Statement of Significance

*Glenagh*, 11 Kooyongkoot Road, Hawthorn, is of historical and architectural significance at a local level. It is a well executed and generally intact (to its principal original building component), albeit overpainted, example of an asymmetrical house type with return verandah. This style of dwelling was popular in the Boroondara area at the turn of the nineteenth century, and a number of local builders were expert in the genre. The dwelling is distinguished by its return verandah and projecting elements, including the medieval motifs of steeply pitched multiple gables to the canted bays. The additions and alterations do not impact on a general appreciation of the original building 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> G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>2</sup> City of Hawthorn Rate Books, 1922-23, #4509, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

<sup>3</sup> City of Hawthorn Building Index, Permit #3103, dated 18 January 1960.

<sup>4</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1974.

<sup>5</sup> City of Hawthorn Building Index, Permit #3103, dated 18 January 1960; #3999, dated 4 April 1961 (unspecified alterations); #3593 (1870), dated 20 November 1985 (pool); alterations and additions, dated 5 April 1990.

<sup>6</sup> See G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000. This would appear to conflict with information provided in the draft citation for the neighboring property, 9 Kooyongkoot Road.

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

<sup>8</sup> Graeme Butler, *Hawthorn Keynote Places*, p. 108. Hutchinson's work, paralleling Kaiser's, is discussed in Butler's *Camberwell Conservation Study 1991*, v. 4, p. 253 esp., where he argues the link with Beswicke.