

PLACE IDENTIFICATION FORM

ADDRESS

12 Kooyongkoot Road

TYPE

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

TITLE

"Talandoon"

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

1 [ ] 2 [X] 3 [ ]  
SIGNIFICANT [X] SIGNIFICANT [X]  
STREET TREES KERB & GUTTERS

GRADING

A [ ] B [X] C [ ] D [ ] E [ ]  
KEYNOTE BUILDING [ ]

RECOMMENDED FOR

HBR/GBR [ ] AHC [X] URBAN CONSERVATION AREA [ ]  
VAS [ ] PLANNING SCHEME PROTECTION [X]  
CULTURAL LANDSCAPE [ ] OTHER [ ]

SURVEY DATE *Oct. 91.*  
NEG FILE *28.28, 29.*  
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 *1884-1885.*  
Architect *(c1900 alterations highly likely)*  
Builder  
Elements -  
*House, substantial grounds*



- 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 [ ]

*Note: garage new ??, alterations ??*  
CROSS REFERENCED INFORMATION  
Associated significant garden [ ]

12 KOOYONGKOOT ROAD  
"TALANDOON"

### History

Estate Agent Ernest O. Hill owned a large block of land in Kooyongkoot Road in the 1880s on which he had a number of very large brick villas built as investments. The name of their designer remains unknown. The first of these villas was most probably the house now known as 12 Kooyongkoot road constructed for Hill between 1884 and 1885. In 1884, Hill's vacant house in Kooyongkoot Road was recorded in the Hawthorn rate book with the extremely low NAV of 25 pounds.<sup>5</sup> However, by 1885, the NAV had risen to 70 pounds.<sup>6</sup> By 1886 Hill's house was occupied by Ernest Underwood, a shipping agent,<sup>7</sup> who purchased the property in 1887.<sup>8</sup>

A second house built for Hill (now 16 Kooyongkoot Road) was sold to Georgina Lyster in 1888.<sup>9</sup> Both 12 and 16 have splendid cedar trees in their fine garden settings. Hill was also associated with the construction of two more houses in Kooyongkoot Road, Nos. 2 and 4, in 1887-88.<sup>10</sup>

### Description

A single storey large villa, executed in render and brown brickwork, with a shallowly pitched slate roof. The plan and elevations are complex. The principal elevation incorporates a gabled bay arising out of a hipped projecting wing. Adjoining is a verandah with slate roof integral with the main slope, and a squat tower in render complete with scalloped battlements. This elevation turns the corner to the garden with a gabled wing and adjoining verandah, almost in imitation of the front elevation, though without the squat tower. Oculi are used on the rendered and brickwork surfaces, but the general window form is double hung with fixed lights above. The corners of the building are quoined in zig zag patterns. Toothed quoining is used on the main projecting wing, to frame the four openings in the bay window. The gables to the roof are half timbered, and the chimneys are rendered in typical Victorian period form. A substantial side garden with a probably new large garage (at the very least this must be an altered structure) completes the setting. A new picket fence and entry arbour completes the design on the boundary.

The extent of alteration and addition is not clear. Requires on-site inspection.

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<sup>5</sup>. Hawthorn RB 1884-85 No. 2097.

<sup>6</sup>. Ibid. 1885-86 No. 2659.

<sup>7</sup>. Ibid. 1886-87 No. 2935.

<sup>8</sup>. Gwen McWilliam, Grocers' Hill, Area Walk IX, Hawthorn Historical Society, 1990.

<sup>9</sup>. Ibid.

<sup>10</sup>. Ibid.

## 12 Kooyongkoot Road continued

### Assessment

Hill undertook a number of investment projects in Kooyongkoot Road. Like no. 16 adjoining, this building appears to be a Victoria villa with substantial alterations and additions from around 1900. The shallow pitched, hipped form of the roof, the eaves brackets, the chimneys, the wall material and the quoining all are typical for the 1884 date. The half timbered gable ends, window form, integrated verandah and the squat tower are not. The date is too early for this to be a pioneering development towards the Queen Anne domestic style.<sup>11</sup>

The picturesque quality, and adaptation of the low pitched roof to Queen Anne form, is similar to the approach by Bates for his alteration at 12 Grandview Grove of 1905. Further research and on-site inspection is required to determine the extent of alterations before a full assessment can be made.

### Significance

\* Provisional \*

Metropolitan

1. Architecturally significant for the adaptation of a Victoria Villa design to the Queen Anne style.
2. Historically significant for the illustration of speculative activity in garden villa construction during the 1880s boom.



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<sup>11</sup>. If further information indicates the design is intact to 1884, then re-evaluation for the Historic Buildings Register is required.