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| Name | House | Reference No | |
| Address | 16 Kooyongkoot Road, Hawthorn | Survey Date | 27 April 2006 |
| Building Type | Residence | Grading | C* |
| Date | 1884-85 | Previous Grading | C*2 |



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec. BPS Heritage Overlay

History

The house at 16 Kooyongkoot Road, Hawthorn, was one of several residences constructed on the west side of the street for estate agent Ernest O Hill, during the boom years of the 1880s. Other houses included nos 2, 4 and 12 Kooyongkoot Road.¹ Built in 1886, the house was sold to and subsequently occupied by Mrs Georgina Lyster from c. 1888.² Records from the 1896-97 rate cycle indicated that the house was still owned and occupied by Mrs Lyster, was built of brick and consisted of seven rooms, with a net annual value (nav) rating of £60.³ On Mrs Lyster's death in c. 1901, the property was transferred to Thomas and Emily Wood, who remained in residence until c. 1915. It was subsequently occupied by Alex Mollison, c. 1920 and then owned and occupied by John Parnell from c. 1925. By the late 1930s, the house had been acquired by Frederick Cox, who lived there until the middle 1950s. John James Cumming was recorded as the owner and occupant from c. 1956 until at least 1974.⁴

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992; additional research by Lovell Chen, 2006)

Description & Integrity

No 16 Kooyongkoot Road, Hawthorn, is a single-storey, stuccoed masonry building, with a symmetrical principal façade and a verandah between two canted bays. The 1880s building appears to have had a Federation-type makeover, possibly around the turn of the nineteenth century. The principal entrance is located in a square 'tower' portico on the north side; the portico has an arched opening on the east side and a heavily sculpted cornice, balustraded parapet, and urns to each of its four corners. The main roof is slate-clad, with scalloped terracotta ridge-capping and stucco-clad chimneys also with heavily sculpted cornices; the eaves are boxed, on regularly spaced brackets interspersed with raised rectangular panels. The gables are straight-fronted and half-timbered over roughcast stucco, and project over each canted bay on inverted ogee timber brackets. The bargeboards to the gables are scroll-ended and have timber finials. A single course line runs under the gables to both bays, continues across the main façade above the verandah, and along the side

elevations. The verandah is separate from the main roof structure, has a galvanized steel skillion roof supported on a central cast-iron column, with a cast iron lacework frieze and two cast iron brackets at either end. The verandah floor has a bluestone edge, and appears to be tiled. The three windows to each bay are slender and deep-set, timber-framed double-hung sashes, with sills (possibly overpainted bluestone), and plain window heads with central keystones. The two windows under the verandah are also tall, deep-set, timber-framed double-hung sashes with similar sills. The base to the exterior walls projects outward by about 3 cm, and may be either a smooth-cut bluestone (not common) or a stucco-clad brick courses. The garden is formally laid out, with a pitched stone driveway on the north side; the front fence is of iron pickets, with cast iron columns, on a bluestone plinth. A number of additions and alterations (in the 1960s and early 1980s) include a non-original square plan bay to the south elevation (ensuite bathroom), plus additions to the rear incorporating a south wing setback from the non-original south bay. Council records also indicate the front fence dates from 1991.⁵

Historical Context

No 16 Kooyongkoot Road, Hawthorn, was one of the first houses constructed on the west side of Kooyongkoot Road, when built in 1884-5. Its owner, Ernest O Hill, reputedly acquired a large block of five acres in the early 1880s in the Kooyongkoot Road area, and in the following few years constructed several houses, including the subject dwelling. This area of Hawthorn was proving very attractive in the latter decades of the nineteenth century due to its proximity to both Riversdale and Glenferrie Roads.

Comparative Analysis

No 16 Kooyongkoot Road, Hawthorn, is an interesting mixture of later Victorian Italianate details combined with Federation elements. This is seen in the decorative terracotta ridge capping, the half-timbered and roughcast stucco gables, and the extended course line. The initial construction date of the mid-1880s suggests that an alteration was made in the Federation period, as occurred at, for example, 184 Power Street, Hawthorn (B-graded). Verandahs *in antis* (extending between two front bays) are not especially common in Boroondara, at least as major frontal elements in near-symmetrical compositions such as occurs with this property. The particularly slender and vertical window proportions in the canted bays are also unusual.

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.*

No 16 Kooyongkoot Road, Hawthorn, is a substantial later Victorian villa, constructed during the 1880s boom when dwellings of this scale and proportion were popular in the Boroondara area. Unusually, however, it also combines some Federation components, indicating an alteration in the Federation period. These alterations have occurred in other houses in Boroondara, but are quite striking in this instance. The house also has a generous front garden setback, which enhances its presentation and affords views of the principal elevation and side entrance.

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.*

No 16 Kooyongkoot Road, Hawthorn, combines later Victorian Italianate details with Federation elements in an unusual mix, and is distinguished by the verandah *in antis* which extends between the two front canted bays, the slender window proportions to the canted bays, and the off centre entrance located in the north side portico.

Statement of Significance

No 16 Kooyongkoot Road, Hawthorn, is of local historical and architectural significance. It is a substantial later Victorian villa constructed during the 1880s boom in Hawthorn which, unusually, combines later Victorian Italianate details with Federation elements in a striking manner. The dwelling is distinguished by the verandah *in antis* between the two front canted bays, the slender window proportions to the canted bays, and the off centre entrance located in the north side portico. The

generous front garden setback also enhances the presentation of the property and affords it some visual prominence in the streetscape.

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:

¹ Gwen McWilliam, *Grocer's Hill, Area Walk IX*, Hawthorn Historical Society, 1990, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

² Borough of Hawthorn Rate Books, 1885-86, #2659, cited in Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

³ City of Hawthorn Rate Books, 1896-97, #3243, cited in G Butler & Associates, *Hawthorn Keynote places (draft)*, 2000.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1974; City of Hawthorn Building Index records.

⁵ City of Hawthorn Building Index, Permit #4529 (1410, 2677) dated 23 August 1962 (additions); #15936 dated 26 June 1980 (additions/alterations to dwelling); #16496 dated 28 January 1981 (additions); #7734 dated 21 May 1991 (front fence).