

PLACE IDENTIFICATION FORM

ADDRESS

26 Kaayongkoot Road

TYPE

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

TITLE

"Crossakiel"

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE Oct. 91
NEG FILE 28.26.
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 1886.
Architect Harry B. Gibbs.
Builder
Elements



- Contributing garden
- Landmark tree (fig)
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY	Good	<input checked="" type="checkbox"/>	CONDITION	Good	<input checked="" type="checkbox"/>
	Fair	<input type="checkbox"/>		Fair	<input type="checkbox"/>
	Poor	<input type="checkbox"/>		Poor	<input type="checkbox"/>

CROSS REFERENCED INFORMATION

Associated significant garden []

26 KOOYONGKOOT ROAD

"CROSSAKIEL"

History

This grand two-storeyed brick house, which once stood in extensive grounds and still has a large garden, was the home in the 1880s boom years of two important Victorian merchants, Richard Guthridge and Randal J. Alcock. Its design was based on the third prize winning entry in the 1884 Grace Park Syndicate architectural competition for a villa in the 1250 pounds category submitted by the architect, Henry Browse Gibbs. The proposed residence was to have no more than nine rooms.¹⁹ Following his win, in September 1885 Gibbs called tenders for a "two storey residence at Hawthorn for R. Guthridge".²⁰ It was recorded in the 1886-87 Hawthorn rate book that a house on the west side of Kooyongkoot Road was owned and occupied by Richard Guthridge, merchant, NAV 140 pounds.²¹ The previous year, Guthridge's vacant land in Kooyongkoot Road had an NAV of only 45 pounds.²² Guthridge was a partner in the firm Guthridge, Power and Co., importers of saddler's ironmongery and manufacturers of saddlery with offices at 46 Lonsdale Street East.²³

An auction notice in the *Argus* in November 1886 seems to relate to the sale of "Crossakiel". An eight-roomed villa at Upper Hawthorn, an "Elegant house on grounds of 2 acres", was offered for sale. It was noted that the house had been built under the supervision of Mr. Gibbs, architect.²⁴ By 1888, Guthridge's house had become the property of Randal J. Alcock, merchant.²⁵ From 1887 Guthridge lived in a two-storeyed house at 5 Eric Street within the prestigious Grace Park subdivision, a residence also most probably designed by Gibbs.²⁶ Alcock, the new owner of "Crossakiel", was a partner in the firm Service and Co., importers and general merchants with offices in Collins Street. The Hon. James Service, MLC, who founded the firm, played a major role in land speculation during the 1880s. Service had been in Parliament since 1857 and became Premier of Victoria. He was a large shareholder and director of the Commercial Bank, which crashed badly because of its "lavish advice to speculators". Service was also a director of the City Road Property Co. Ltd. which, according to Cannon, because of its "curious methods of

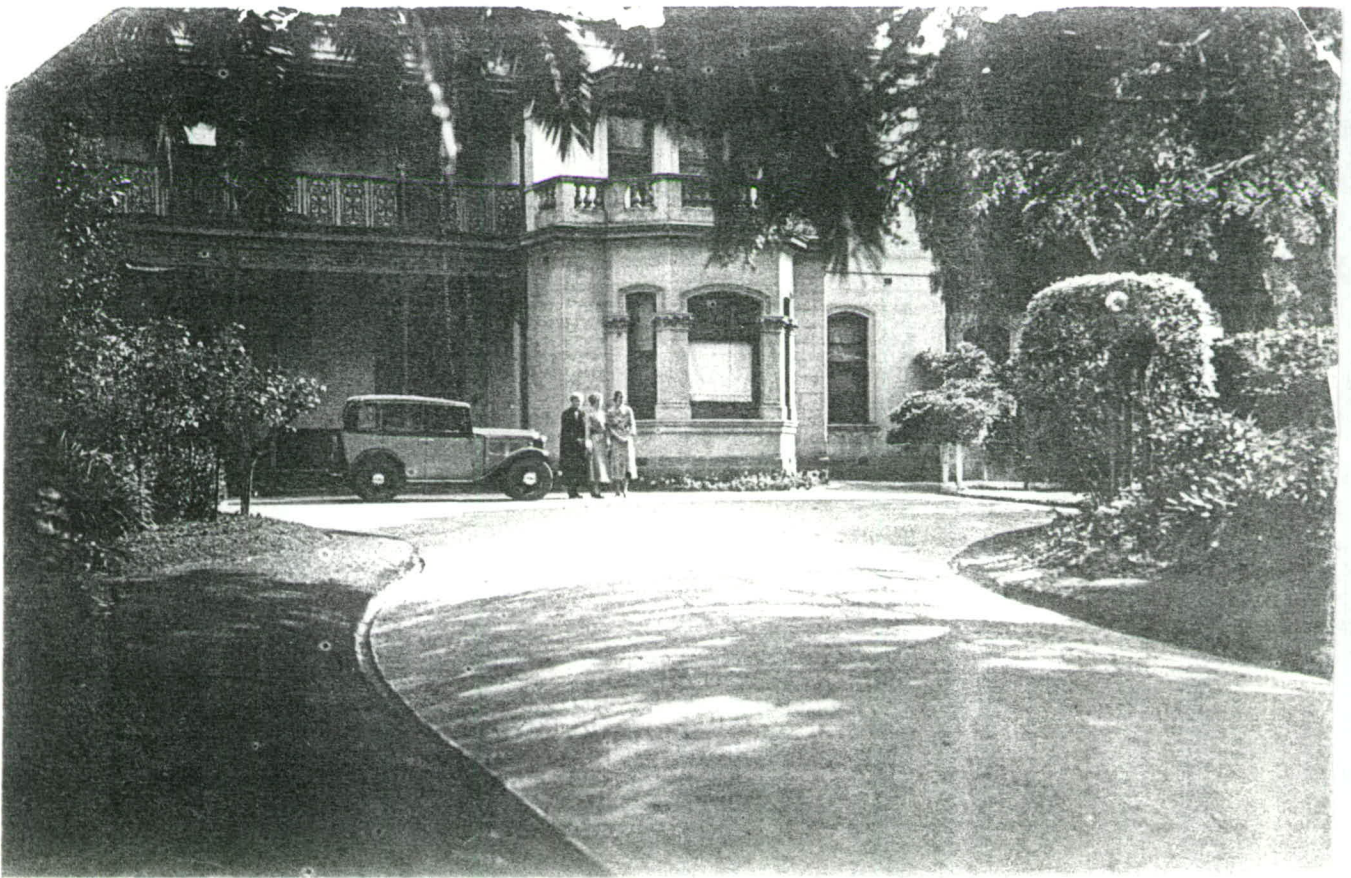
-
19. *Australasian Sketcher* 30 June 1884 (contains article and sketches of the prize winning entries).
 20. *Argus* 26 Sept. 1885 (p. 6).
 21. Hawthorn RB 1886-87 No. 2932.
 22. *Ibid.*
 23. 1887 Melbourne Directory.
 24. *Argus* 4 November 1886. (p.7).
 25. Hawthorn RB. 1888-89 No. 4762.
 26. *Ibid.* 1887-88. No. 1326.

26 Kooyongkoot Road continued

Significance

Metropolitan

1. Architecturally significant as an example of the domestic work of Henry Browse Gibbs with a design based on his third prize-winning entry in the 1250 pounds category of the 1884 architectural competition organized by the Grace Park Syndicate.
2. Built in 1886 from the designs of the architect, Henry Browse Gibbs, "Crossakiel" has associations with two important Victorian merchants, Richard Guthridge and Randal J. Alcock.
3. Architecturally significant as a fine example of the gracious villas constructed in the boom period of the 1880s, later to be subdivided-in the next wave of development-for flats in the 1930s.



(side view)

"Crossakiel (House) ph. donated by Mrs. G. Bakewell.
Residence Mr. and Mrs. R. S. Alcock."

(original held by Hawthorn City Library.)

26 Kooyongkoot Road continued

business", was "brought before the courts more than once".²⁷ Alcock was recorded as the new owner/occupier of Guthridge's Kooyongkoot Road home in 1888, when the NAV increased to 160 pounds.²⁸ In the mid-1930s, "Crossakiel" lost part of its grounds for Lots 2-9 around Crossakiel Court.²⁹

Description

A fine two storey villa, executed in restrained, elegantly composed render with a hipped slate roof. It adopts one of the standard 1880s two storey villa designs, with a projecting wing and two side verandah of cast iron and timber. Unusual features on this design include; the balconette, the first floor projecting wing which gives implied access from the tall arched head windows, the decorative timber fascia to the verandah at ground floor level, and the tall niches adjoining the ground floor windows.

The house is set in a complementary garden.

Assessment

Architect Henry Browse Gipps was born in 1858 and began practising architecture around 1882. He undertook an extensive range and number of works up to 1897 on his own, and from 1901-1914 with Finlay as Gibbs and Finlay. He died in 1918. This building is amongst his early works. Clearly Gibbs third prize in the Grace Park competition of 1884 stimulated his practice, as evidenced here, where a similar design is used. Many of the other contributing and prize winning architects likewise executed houses elsewhere in booming, prosperous Hawthorn, based on their Grace Park designs. Gibbs' work is amongst the more conventional and restrained designs, well suited to conservative tastes.

This property illustrates two of the primary development pressures in Hawthorn. First, the boom development of the 1880s as a premier garden suburb for the wealthy. Hawthorn was ideally placed to fill this roll, being close to the City, offering large allotments and having a favourable topography which allowed the wealthy to escape the dangerous "miasmas" of unsewered Melbourne. These same factors of large allotments and close city proximity, led to the second development push of the 1930s for subdivision and extensive flats construction. Crossakiel Court indicates this here.

From the exterior it appears substantially intact, although visible room vents and exposed plumbing probably indicate conversion to flats and possibly associated internal alteration.

²⁷. Michael Cannon, *The Land Boomers*, Lloyd O'Neil, South Yarra, 1972 (1986 edn.), p.53. Also see ch. 7 (pp. 73-74).

²⁸. Hawthorn RB 1888-89 No. 4762.

²⁹. Gwen McWilliam, *Grocers' Hill*, Area Walk IX, Hawthorn Historical Society, 1990.