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## Wexham, Inverary



Review of C\* Grade Buildings  
in the Former City of  
Hawthorn

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### Location

9 Kooyongkoot Road HAWTHORN, Boroondara City

### Municipality

BOROONDARA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO454

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

*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.

Heritage Study/Consultant	Boroondara - Review of C* Grade Buildings in the Former City of Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Hawthorn Heritage Study, Meredith Gould Conservation Architects, 1993;
Construction dates	1898,
Other Names	Inverary, Wexham,
Hermes Number	14557
Property Number	

## Physical Description 1

*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.[i] The garden is heavily grown. The driveway is asphalted with brick kerbing.

[i] 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).

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*