
16 Kooyongkoot Road



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

Location

16 Kooyongkoot Road HAWTHORN, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO456

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

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.

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	1884,
Hermes Number	14559
Property Number	

Physical Description 1

No 16 Kooyongkoot Road, Hawthorn, is a single-storey, stuccoed masonry building, with a symmetrical principal facade 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 facade 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.[i]

[i] 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).

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/>