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# Talandoon



Hawthorn Heritage study  
1992



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## Location

10-12 Kooyongkoot Road HAWTHORN, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO78

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

Significance

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.

Heritage Study/Consultant	Boroondara - Hawthorn Heritage study 1992, Meredith Gould, Conservation Architects, 1992;
Other Names	Talandoon,
Hermes Number	14877
Property Number	

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## Physical Description 1

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 and 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.

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. [11]

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.

*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/>*