

Name	<i>Colongulac</i>	Reference No	
Address	11 Luena Road, North Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	B
Date	c.1892	Previous Grading	B



Extent of Overlay

Note that the existing property boundaries appear to include a section of land at the rear of the site which was previously subdivided. This could be excluded from the extent of the overlay.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Though its date of construction has not been conclusively established, *Colongulac* appears to have been constructed c. 1892-3.¹ Rate books for 1892-3 show Robert W. Cerutti was owner-occupier of a house on twelve acres of land, rated at £125.² In 1893-94 the rate for Cerutti's house on twelve acres had been halved to £65, possibly as a reflection of the broader economic downturn rather than a change in the nature of the property.³ A brick house of twelve rooms on the Bonnie View Estate was the first detailed description given by the rate books in 1894-95, with an increased rate of £90.⁴ E. Weidemann owned the property but leased it to an E.W. Smith.⁵ Archibald M. McArthur, a clerk, leased the brick house, now described as being of eleven rooms, from the Australian Deposit and Mortgage Bank, owners of the property from 1898 to 1901.⁶ During this period the rates of the property had reduced to £75.⁷ Alexander William Adney, a veterinary surgeon, was the owner-occupier of this property from the early 1900s until at least 1916.⁸ Whilst residing here he increased the property size from twelve acres to thirty-two acres and named it *Colongulac*.⁹ Consequently the rates increased to £150.¹⁰

By 1920 *Colongulac* was owned by Emilie Harper and occupied by Patrick Rose Harper, a law clerk.¹¹ The property comprised an eleven roomed brick house on land 188 x 300 feet and was rated at £55.¹² The owner-occupier of the property was Patrick Rose Harper by 1930 and Mrs Ethel Harper by 1935.¹³ *Colongulac* became the Penquite Convalescent Home from the late 1930s until the mid-1950s and then the Oriental Missionary Society until at least 1974.¹⁴ The property was progressively reduced in size during the twentieth century, with land to the east and south subdivided and developed.

A series of building works dating from the late 1950s through to 2003 are identified in Council's building records, though the exact nature of some of these works has not been established.¹⁵

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

Colongulac is a single-storey brick hipped slate-roofed house with galvanized iron ridge-capping, and a central tower, parapeted with a lookout, its elevated site offering views to the Great Dividing Range and the Dandenongs. The house has an encircling non-original timber verandah with hipped roof. Walls are in umber Hawthorn brick punctuated with an orange-cream striping. Flanking windows to the ground floor are timber double-hung sash, while the three narrow vertical windows to the tower have dichrome flat arches in the brickwork over. The central entry with large door case is approached by a series of steps up to the verandah.

As advised by the current owners, the house has undergone a series of restorative/reconstruction works in recent years. The verandah was substantially or fully reconstructed in 2000 apparently based on photographic evidence. As reconstructed it has turned timber posts with diagonal bracing and simple wooden frieze below a red colorbond roof. Flooring is in tongue and groove hardwood which has been fitted over earlier c.1950s tiling.¹⁶ The urn finials to the tower are also of recent origins (and not detailed on the basis of documentary evidence) and the chimneys have been rebuilt. Other works undertaken have included repair and tuckpointing works to the brickwork. A new entry is reported to be located on the north side of the house.¹⁷

Other than for the reconstructed/replaced elements and modifications listed above, as viewed from the west, the house appears generally intact. A two-storey addition has been constructed to the rear of the original house to which it is linked by a glazed conservatory.¹⁸

The garden has several large mature trees. Smaller plantings cluster round the house and the current front garden is largely open lawn. A 1981 swimming pool is not visible from the street. The garage is a 1985-6 addition, held clear of the original house and fronted by a broad gravel drive. The gates and high timber picket fence are also recent, though Butler notes that the unpainted picket fence (albeit two metres high) is sympathetic to the construction date of the house.¹⁹ It effectively screens the house from the street.

Historical Context

As shown on the MMBW Detail Plan, in the early twentieth century, *Colongulac* stood in isolation on its elevated site, with very little development having occurred in this area of North Balwyn.²⁰ The area was not fully developed until the post-WWII period.

Comparative Analysis

Stylistically, the design of *Colongulac* makes a series of references. As noted by Graeme Butler, it has a combined medievalist and Romanesque ancestry,²¹ via the orange-cream brick banding contrasting with the general umber Hawthorn brick. The brick banding is spare on flat surfaces and concentrated over windows and doors, in a structural emphasis that give the house a churchly feel; in the specifics of its application it is closer to the Gothic Revival usage in churches than the more widespread Joseph Reed patterning, which favoured quoin and flat surface treatments. Thought to have been reconstructed based on documentary evidence, the slender-proportioned verandah, with its concave roof, suggests the Colonial Regency. Constructed in c. 1892, *Colongulac* to a degree reflects the shift from the later Victorian Italianate to Federation.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: *The historical importance, association with or relationship to Boroondara's history of the place or object.*

While broadly similar to other suburban villas of the period in the broader Melbourne context, in this location *Colongulac* provides a clear reference - through its siting, form and architectural treatment - to an earlier phase of development in the North Balwyn area. Though now surrounded by post-WWII development, *Colongulac* is a landmark in the local area.

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.*

While it has undergone a series of works, including the replacement/reconstruction of some original elements, *Colongulac* remains a fine, representative and, at least as viewed from the west, a relatively intact example of the late Victorian Italianate, incorporating hybrid characteristics associated with the emerging Federation style. This mixture was common in Melbourne by c. 1892.

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.

Though its basic form is Italianate, *Colongulac* has additional architectural interest deriving from its incorporation of varied stylistic references. In particular, the brick banding has more connection with Gothic Revivalism than most domestic Melbourne examples of the period.

Statement of Significance

Colongulac is of local historical and architectural significance. It is of historical significance for its association with and ability to demonstrate an early phase in the historical development of North Balwyn. Albeit now surrounded by post-war development and on a reduced allotment, in its hilltop siting, form, and architectural treatment, the house demonstrates aspects of the early history of the area. It is also a fine, representative and – as viewed from the west - a relatively intact example of the late Victorian Italianate, incorporating hybrid characteristics associated with the emerging Federation style. Though its basic form is Italianate, *Colongulac* has additional architectural interest deriving from its incorporation of varied stylistic references. In particular, the brick banding has more connection with Gothic Revivalism than most domestic Melbourne examples of the period.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Based on the rate book research undertaken for the 1991 Camberwell Conservation Study, refer v. 4, p, 158.

² Shire of Boroondara Rate Book, 1892-93, 2828.

³ Shire of Boroondara Rate Book, 1893-94, 2272.

⁴ Shire of Boroondara Rate Book, 1894-95, 2194.

⁵ Shire of Boroondara Rate Book, 1894-95, 2194.

⁶ Shire of Boroondara Rate Books 1898-99, 1980; 1900-1, 1987.

⁷ Shire of Boroondara Rate Books 1898-99, 1980; 1900-1, 1987.

⁸ Shire of Boroondara and Camberwell Rate Books 1905-6, 947; 1915-16, 3207.

⁹ Shire of Boroondara and Camberwell Rate Books 1905-6, 947; 1915-16, 3207; Town of Camberwell Rate Book, 1910-11, 1027.

¹⁰ Town of Camberwell Rate Book, 1910-11, 1027.

¹¹ City of Camberwell Rate Books, 1920-21, 4767; 1924-25, 11580.

¹² City of Camberwell Rate Books, 1920-21, 4767; 1924-25, 11580.

¹³ *Sands & McDougall Directory of Victoria*, 1935; 1930; City of Camberwell Rate Book, 1930-31, 13274.

¹⁴ *Sands & McDougall Directory of Victoria*, 1940; 1952; 1963; 1974.

¹⁵ In 1977 the property was described as having a frontage to Luena Road of 113 feet and 10 inches and a depth of 210 feet, see MMBW application for a permit, 1972, on City of Camberwell Planning (old Property) File 2157/11.

¹⁶ Information provided by Housing Solutions Architects, on behalf of Warwick and Bernadette Foster, 14 June 2007.

¹⁷ Information provided by Housing Solutions Architects, on behalf of Warwick and Bernadette Foster, 14 June 2007.

¹⁸ Information provided by Housing Solutions Architects, on behalf of Warwick and Bernadette Foster, 14 June 2007.

¹⁹ G Butler, *Camberwell Conservation Study 1991*, v. 4, p. 158. Details of alterations and additions sourced from the City of Camberwell Building Index, : # 22306, dated 11 March 1958 (carport); #52069, dated 14 November 1972 (reblocking); #67890, dated 10 November 1980 (unspecified alterations); #70040, dated 26 October 1981 (swimming pool); #75336, dated 11 April 1984 (front fence); #77599, dated 4 April 1985 (new timber garage); #80820, dated 29 July 1986 (enlargement of garage and shed). More recently, there have been other works: 101/24881, dated 4 January 2002 (unspecified alterations); 102/27103, dated 3 September 2002 (privacy screens); B5-1455/20030203/0, dated 6 August 2003 (conservatory and other additions).

²⁰ MMBW Detail Plan No. 150, c.1905 (possibly with later amendments).

²¹ G Butler, *City of Camberwell Conservation Study, 1991*, v. 4, p. 158.