

Name	House	Reference No	
Address	1293 Toorak Road, Burwood	Survey Date	15 September 2005
Building Type	Residence	Grading	B
Date	1915	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor		
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> Rec.	BPS Heritage Overlay

History

Arthur H. Coverlid, an estate agent and sworn valuer, moved from Power Street, Hawthorn to become owner-occupier of this property in 1915. He resided here until the early 1940s¹. Stella Katie Coverlid occupied the eight roomed brick house with Arthur until the mid 1940s when she became the sole occupier of the property². Stella Coverlid remained at this address at least until 1952³. Two physicians, W.Carroll and J.D. Bishop occupied the premises (possibly used as consulting rooms) in the early 1960s⁴.

Original owner-occupier Arthur H. Coverlid was an estate agent with the firm John Coverlid Pty. Ltd. of 520 Toorak Road⁵.

The property appears on the MMBW Detail Plan no. 74 (undated but possibly from a base dating from the early twentieth century) as *Chatham*. The site at this time extended west to Through Road; the original allotment has been subdivided and this western section of the site is now 1291 Burwood Road.

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

Description & Integrity

1293 Toorak Road is a double-fronted brick Federation bungalow with a projecting wing at its east end, a return verandah and a corner tower anchoring the verandah on its west side. Compositionally, the wing and tower create an armature that 'holds' in place and counterbalances the mobility implied by the verandah, by expressing movement in an outward direction rather than movement around the central mass of the building. Central unity derives from a hipped central roof, not unlike that of a country homestead. This is characteristic Federation composition, punctuated by touches of free style timber detailing around the doors and windows, related to the *Queen Anne* movement in England and

America and as a general label applied at the time to such houses.⁶ The timber detailing is stylized here into a set of slatted balusters, as in the wave-slatted verandah frieze and balustrade, and the half timbering suggestions around the wing window and the gable above it.

The verandah was partly enclosed in 1955, and a sun room was added in 1961.⁷ A garage was added in 1975. The house is sheltered from Toorak Road by an unsympathetic full-height fence built in 1976.⁸ As noted above, the original allotment has been subdivided and the garden has been extensively paved, to allow drive-in parking and reduced maintenance.

Historical Context

This area of Toorak Road underwent a degree of residential development in the late Victorian and Edwardian periods, as is shown on MMBW Detail Plan No. 74. The street was still mixed in its character however, with the Burwood Poultry Farm located a short distance to the east.

Comparative Analysis

Architecturally, 1293 Toorak Road comes at the chronological close of the Federation period, for which time it is a fairly conservative (albeit lively) design. The conservative quality of the design is seen in the gable brackets on the projecting east wing and the corbelled chimneys, details more associated with the emergent Federation architecture of the early 1890s. Other details, such as the wave slatting on the verandah valance and the fairly unified and linear patterning of the surface detail, are more contemporary. The house compares most interestingly with 15 Alma Road Camberwell, of 1889-90, one of the prototypes of Australian Federation architecture. That has similar proportions, double-fronted composition, similarly flared main roof, and a similarly proportioned elaboration of massing on the corner of its return verandah. The difference is that the massing at the verandah turn has now evolved into a diagonally turned corner tower, and the expression of structure in rhythmic half-timbering is more integrated with the wall surfaces. The house shows a real effort in its unification of this rhythmic patterning, which carries through the gabled wing, the box over the projecting windows, the windows themselves, and the scale of the arched slats in the verandah valance. The vigor is pronounced at a time when compositional restraint and containment was ascendant, and the house recalls earlier estates and groups in Boroondara, such as the Wattle Valley Road houses in Canterbury of c. 1892-1907. It also has their sense of episodic, compressed eventfulness in a limited space and on limited structural resources, and in this the half-timbered patterning works well to unify the design. More generally, the house embodies the central compositional aspects of the Federation style: a return verandah, an eventful massing at the verandah's turn, the compositional anchoring of the verandah at one or both ends with a projecting wing; the iconic hint at Britishness through the half-timber, the transformation of this in Australian circumstance into a spreading and more universalizing pattern; and the Italianate-derived roofscape composition of chimney balancing the wing gables and corner tower.⁹

Assessment Against Criteria

Amended Heritage Victoria Criteria

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.

The house at 1293 Toorak Road is a fine, representative and broadly externally intact example of a villa from the late phases of the Federation period. It exemplifies the central aspects of Federation composition: return verandah, major event at the verandah turn, anchorage of the verandah at either end with projecting wings that imply an L-shaped armature or spine of rooms and more solid massing, with the corner behind the verandah dissolving into a fabric of robust turned woodwork, filtering the sun.

Statement of Significance

The house at 1293 Toorak Road is of local historical and architectural significance as a fine, representative and externally intact example of a villa from the late phases of the Federation period. While relatively conservative for its construction date, the building exemplifies the central aspects of Federation composition: return verandah, major event at the verandah turn, anchorage of the verandah at either end with projecting wings that imply an L-shaped armature or spine of rooms and more solid massing, with the corner behind the verandah dissolving into a fabric of robust turned woodwork, filtering the sun.

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 *Sands and McDougall Directory of Victoria*, 1915; 1925; 1940; Electoral Roll, 1912; 1936.

² *Sands and McDougall Directory of Victoria*, 1944-45; Electoral Roll 1936; 1945.

³ *Sands and McDougall Directory of Victoria*, 1952.

⁴ *Sands and McDougall Directory of Victoria*, 1962.

⁵ *Sands and McDougall Directory of Victoria*, 1930.

⁶ See Mark Girouard, *Sweetness and Light: the 'Queen Anne' movement*, 1860-1900 Oxford University Press, Oxford, 1977. Queen Anne was a term hastily applied to a free and loosely historical manner of housing developed by Norman Shaw and his inventive London contemporaries in the 1870s. The red brick and white window trim and other small decorative details were the only element that really linked this architecture with the actual terraces and houses of Queen Anne's time, but the term stuck. As a descriptive term Queen Anne became synonymous with any late nineteenth or turn of the century architecture that was generally experimental and free in its approach to period styles.

⁷ Details sourced from the City of Camberwell Building Index, #16580, dated 5 July 1955; # 18502, dated 25 May 1956; #30180, dated 1 December 1961.

⁸ Details sourced from the City of Camberwell Building Index, #57378, dated 18 July 1975 (garage); # 59053, dated 24 May 1976 (fence).

⁹ Miles Lewis talks about the characteristic diagonality of Federation style plans- 'the first truly Australian style there is' in 'The incipient Federation Styles', Ch. 3 of Richard Apperly et al., *The History and Design of the Australian House*, Oxford, Melbourne, 1985, pp. 83-7 and 80-1. See also Conrad Hamann, 'The inclusive tradition in Victoria's architecture', in AGL Shaw, ed., *Victoria's Heritage*, Sydney, Allen and Unwin, 1985, which considers the external massing and compression of picturesque form in contemporary front yard and street designs.