

116 KOOYONG ROAD 'Wyuna', ARMADALE

History

116 Kooyong Road was built in 1890 by builder Fred Alpin, on the Brocklesby Estate in Crown Portion 2.

1854

Crown Portion 2, which included 6 acres, 2 roods, 24 perches, with a frontage to Kooyong Road, was sold to Matthew Cantlon in 1854. The land was subdivided, with Lyons Terrace planned to run east from Kooyong Road through the allotment. Cantlon sold Crown Portions 1 and 2 to William Bushby Jones in 1885 and Jones brought the land under the Transfer of Land Act the following year.¹

1886

William B. Jones had owned the adjacent allotment (Portion 3) since 1866, where he built his mansion 'Brocklesby', with its entrance from Malvern Road. In 1886 the subdivision of part of the Brocklesby Estate (Portions 1 & 2) resulted in 50 building allotments in Kooyong Road, Malvern Road and the newly created Erskine Street, Murray Street and Horsburgh Grove.² 'Brocklesby' remained east of Huntingtower Road.

1890

In 1890, timber merchant and builder Fred Alpin, purchased lots 49 and 50 in Kooyong Road on the south corner of Horsburgh Grove.³ By the following year Alpin had erected a brick house of 10 rooms on lot 49 and a brick house of 8 rooms was under construction on lot 50.⁴ The house on lot 49, numbered 116 Kooyong Road, was occupied by Edward Pascoe. When Pascoe moved to Alpin's house next door in 1892, Samuel McCulloch moved into 116 Kooyong Road, where he lived until 1896.⁵ Ironmonger, Ronald Keep, occupied 116 Kooyong Road until the turn of the century.⁶

1900

From 1900, the executors of Robertson's estate, then McCracken's estate, owned the property, which was leased to solicitor Charles Dale, then M. Pym.⁷ From 1905, solicitor William Fookes occupied the house before purchasing the property and naming it

¹ Rob Bower, 'Malvern 1840-1989: A History of the Subdivision', plan 3, (unpublished manuscript), Malvern Archives.

² LP 1271, 12 October 1886; Brocklesby Estate Armadale. SLV Collection.

³ Shire of Malvern rate book, western riding 1890, nos. 20 & 21.

⁴ Shire of Malvern rate book, western riding 1891, no. 20.

⁵ Shire of Malvern rate book, western riding 1892, no. 20 & 21.

⁶ Shire of Malvern rate book, western riding 1899-1900, no. 19.

⁷ Shire of Malvern rate book, western riding 1900-1, no. 19.

'Wyuna'.⁸ Fookes sold the house to Mrs Alice Walker in 1925.⁹ A few years later the house was purchased by Constance Stratmann.¹⁰

1940

In 1940 the house was sold to Mrs Lilian McGee and converted into 2 flats of 6 rooms each.¹¹ A plan submitted to Malvern Council in 1941, shows the alterations and additions to the house by architects Leighton Irwin.¹² The flats were let to various tenants, including Miss Ruth King and the former Bishop of Tasmania and Newcastle, the Rt. Rev. Reginald Stephen.¹³

The property was sold to Wright in 1951; Cristonley in 1956 and Zielig in 1986.¹⁴ 116 Kooyong Road was sold again in 1988 and Council records indicate that permits were issued for additions and alterations to the property in 1988, 1989, 1990 and 1994. Permits have been issued for fences in 1990 and 1994.

History prepared by Di Foster, Malvern Archives

REFERENCES:

Bower, Rob, 'Malvern 1840-1989: A History of the Subdivision', plan 3, (unpublished manuscript), Malvern Archives
 City of Malvern rate books.
 City of Malvern sales register.
 Malvern building plan, 1,0010,06200
 MMBW plan 1902.
 Shire of Malvern rate books

Description

Wyuna building is an Italianate single storey villa with a square balustraded tower, and return cast iron bull-nose verandah with an additional section beyond the projecting wing. The verandah has an encaustic tiled floor. There is a projecting angled bay facing Kooyong Road and a hipped slate roof. The building has an extensive frontage to Horsburgh Grove.

⁸ Shire of Malvern rate book, western riding 1905-6, no. 20.

⁹ City of Malvern rate book, north ward, 1925-6, no. 32.

¹⁰ City of Malvern rate book, north ward, 1934-5, no. 40.

¹¹ City of Malvern rate book, north ward, 1937-43, no. 42.

¹² Malvern building plan, no. 1,0010,06200.

¹³ City of Malvern rate book, north ward, 1937-43, no. 42.

¹⁴ City of Malvern sales register.

Integrity

The building is generally intact other than the painted face brick work, a later window on the north elevation and the high corrugated iron fence with repetitive cast iron cappings.

Analysis

Wyuna incorporates the features of a typical Italianate single storey villa with a return cast iron verandah, projecting angled bay and a hipped slate roof. The additional side verandah beyond the projecting wing and the square balustraded tower, however, make this building more considerably elaborate and distinctive than the typical example. The verandah beyond the tower may have been altered. It is shown on the MMBW plan, but beyond a fence. It may have had a more utilitarian design than the front section. The extensive frontage to Horsburgh Grove is also an unusual feature. The rear wing has a stretched appearance.

The building has a late Victorian character resulting from the original use of pressed red bricks with contrasting rendered details to the tower balustrade and the chimney cappings. These are of an early Edwardian character. Assuming it to be original, the front section of the cast iron bull-nose verandah and decoration also indicate a relatively late date, from the early 1890s.

The building's speculative construction and occupancy as a rented house by the well to do, including merchants (such as Ronald Keep of Keep Brothers and Wood a major hardware and machinery suppliers until recent years) is typical of the period for this area. (Compare with 2 Kelmscott Road, Armadale and 1310 High Street, Malvern.) The almost similar house built next door in Kooyong Road has been replaced by flats in the 1960s.

Despite the painted brickwork and high fence, the house retains the original design features that provide the architectural and historic significance.

Significance

Wyuna, 116 Kooyong Road was built in 1890 by builder Fred Aplin, for rental occupancy.

Wyuna is of regional significance for a large Italianate single storey villa with an unusual verandah configuration and tower.

Physical elements that contribute to this significance are:

- balustraded tower
- bull-nose cast iron verandah with encaustic tiles

- slate roof and chimneys
- face brickwork (painted)
- rendered detailing
- fenestration

Criteria

The building easily meets the criteria for local significance as required by state government guidelines. This is defined by the *Local Government Heritage Guidelines*, Department of Planning and Housing, 1991, (p6)

Places of local significance are of particular importance to a local community, or part of a community, which is usually defined by a local government area (this was pre amalgamation). The majority of places which are determined to be of cultural value will be of local significance. Relatively fewer places will be determined to be of state or national significance.

The normal means of management for places of local significance is inclusion ... in the local planning scheme.

More recently, the Practice Notes to the Victorian Planning Provisions included *Applying the Heritage Overlay*, Department of Infrastructure, February 1999, confirm the 1991 criteria and also recommend the use of the AHC criteria.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community.

This property has been considered to meet the following AHC criteria:

Criterion B: *its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*

The combination of elements is unusual for an Italianate villa

Criterion D: *its importance in demonstrating the principal characteristics of:*

- i) *a class of Australia's natural or cultural places; or*
- ii) *a class of Australia's natural or cultural environments*

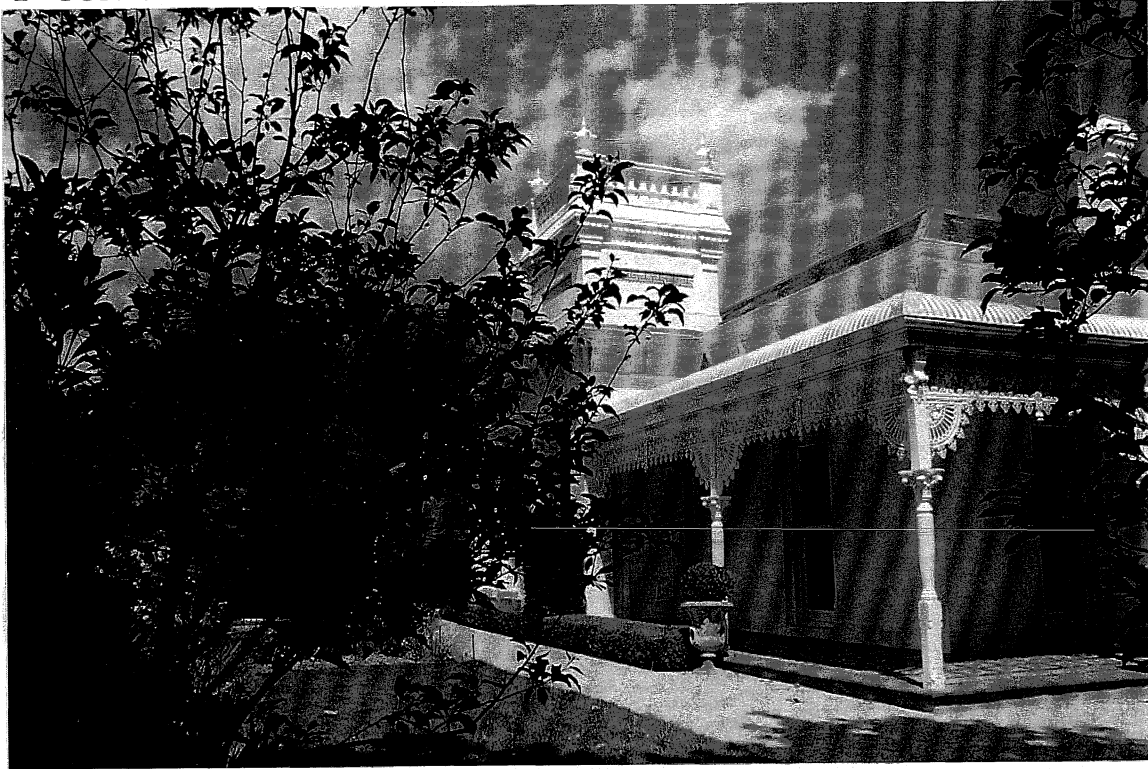
The house is an excellent example of an elaborate single storey late Italianate villa.

Criterion E: *its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*

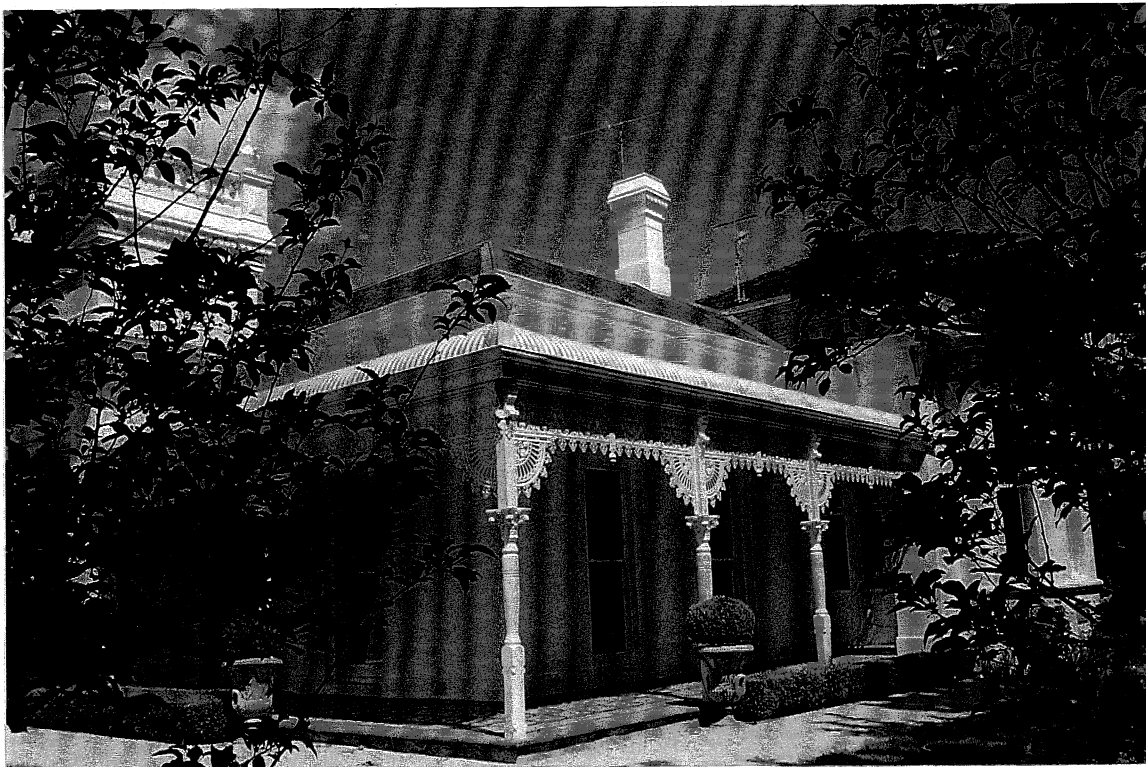
The house possess a number of architectural features that have widespread community appeal

ATTACHMENTS

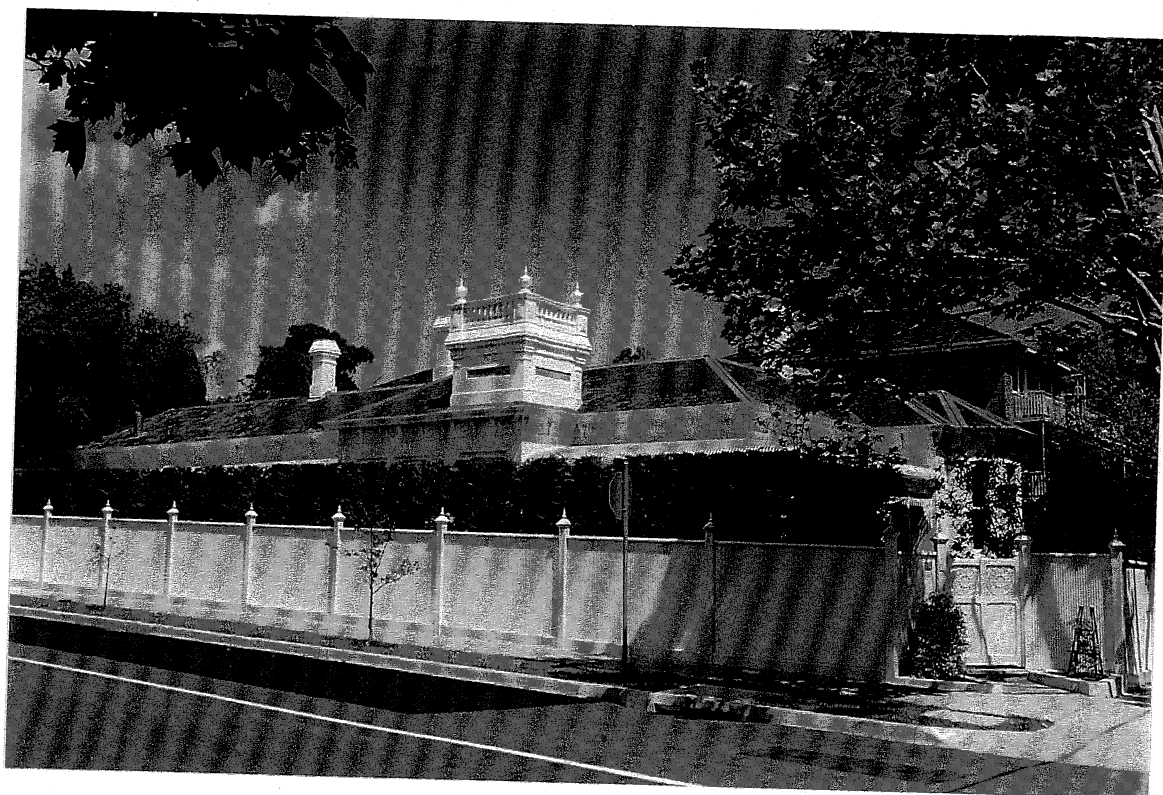
1 CONTEMPORARY PHOTOGRAPHS



General overall view from north west



Front verandah, cast iron decoration and floor tiles



Tower and verandah relationship



Bay window detail

PLAN N° 1763

40 Feet to an Inch

300 ft

991

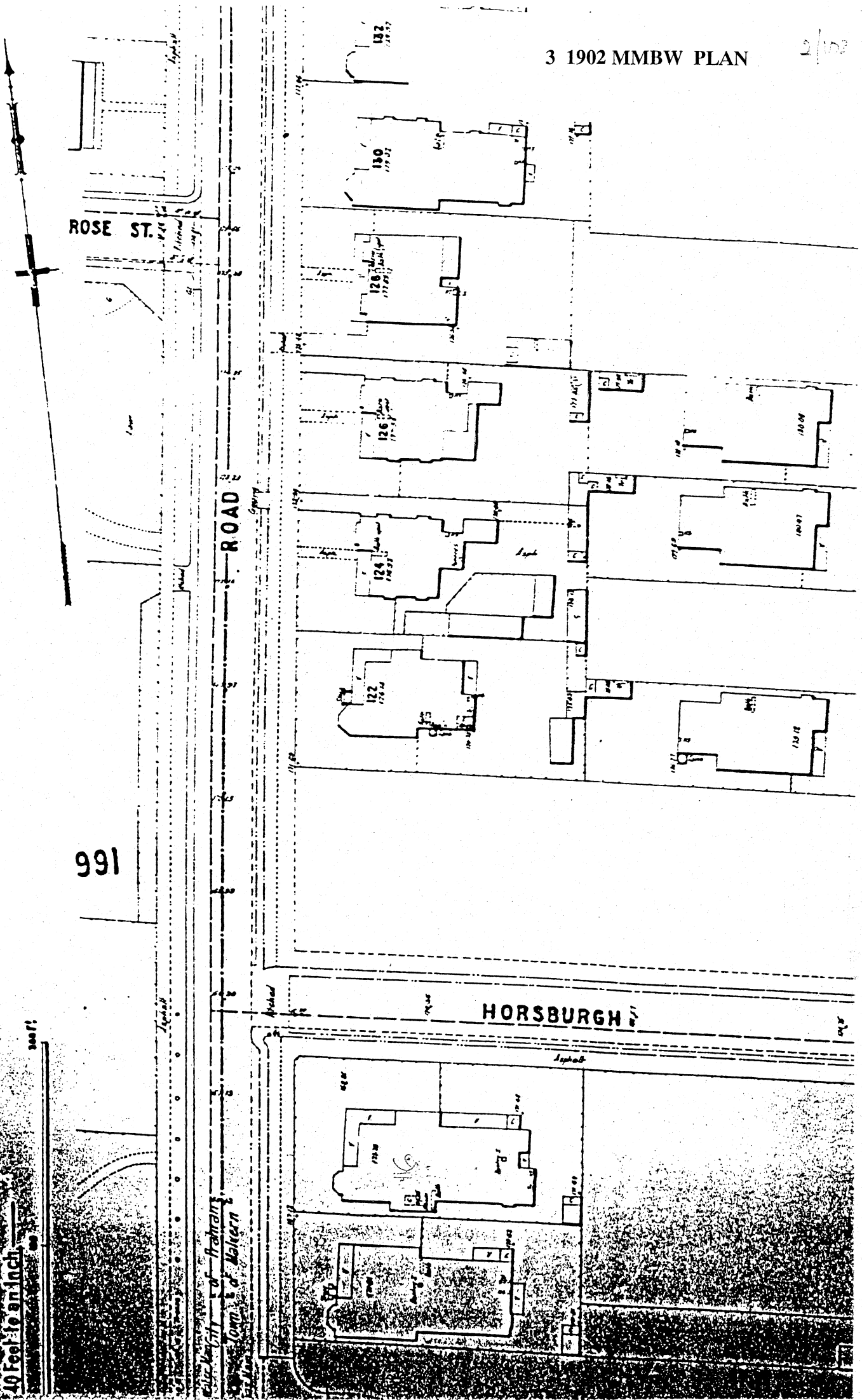
ROSE ST.

ROAD

HORSBURGH

3 1902 MMBW PLAN

2/103



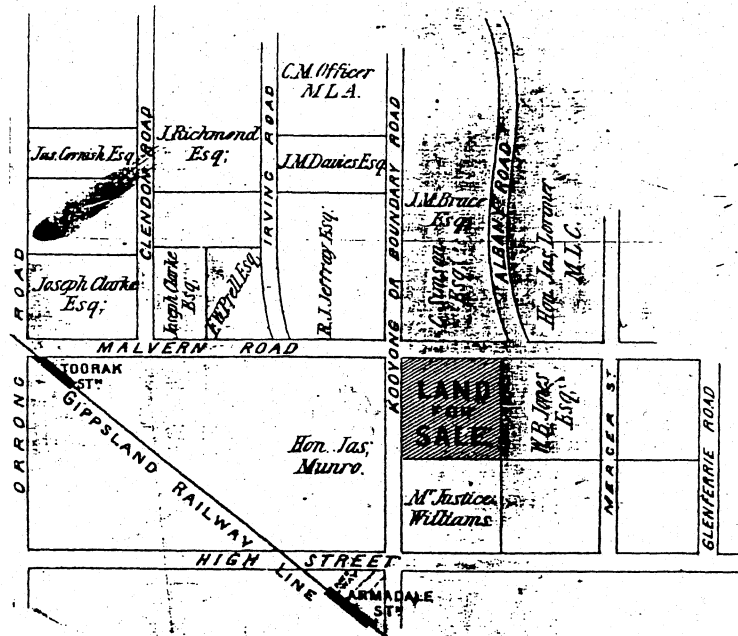
ROCKLESBY ESTATE, ARMADALE.

Monday, 30th January, at Three o'clock.

50 ALLOTMENTS.

PLAN OF LOCALITY

Land for Sale shewn thus



TITLE CERTIFICATE.

MUNRO & BAILLIEU,
IN CONJUNCTION WITH
ROBERT WALKER & CO
AUCTIONEERS

2 SUBDIVISION PLAN

ARMADALE
STATION
TO ARMADALE
STATION.

KOOYONG OR BOUNDARY ROAD (66 Feet wide)

HIGH STREET

M. Justice Williams

HORSBURG GROVE

PROPOSED ROAD

HUNTINGTOWER ROAD

"BROCKLESBY"
W.B. Jones Esq.^{TC}

W.A. ZEAL C.E.
LICENSED SURVEYOR
Bank Place,
11th Jan'y 188

80.0'	80.6'
140.0'	140.0'
50	48
80.0'	80.6'
140.0'	140.0'
48	47
80.0'	80.6'
140.0'	140.0'
46	45
80.0'	80.6'
140.0'	140.0'
44	43
80.0'	80.6'
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42	41
80.0'	80.6'
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40	39
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4	3
80.0'	80.6'
140.0'	140.0'
2	1
80.0'	80.6'
140.0'	140.0'

99.0'	66.0'	66.0'	66.0'	66.0'	66.0'	66.0'	66.0'	66.0'	60.0'
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140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'
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140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'
32	31	30	29	28	27	26	25	24	23
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40	39	38	37	36	35	34	33	32	31
140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'	140.0'

MURRAY STREET

STATE LIBRARY
ARMADALE B.A.

PROPOSED ROAD

MALVERN ROAD

(66 Feet wide)

TO TOORAK
STATION

GIPPSLAND RAILWAY