

**Waiora, 321-327 Glenferrie Road - S**

- 1877: Current allotment created by Henry N Wolaston  
 1881: Site purchased by Charles Washington Umphelby for £900  
 1884: Certificate of Title created, approximately 3 acres. Umphelby, a wine merchant, lived in Malvern from 1856 and previously lived in Nerrena opposite until 1883 in Glenferrie Road (Sorrett Avenue defines the line of the old carriage drive)  
 1887: Rate increase shows house constructed - 18 rooms  
 1888: Purchased by Bowes Kelly for £10,000  
 1902: Bowes Kelly family moves to Moorakynne (mansion property formerly located north of Stonnington)  
 1902-21: Waiora tenanted, various tenants including Mr C W Gray 1903-1904, Mr James Marshall 1909-1910 (retired Melbourne manager of the Orient P&O Company), Mrs L Williams 1912-1920 ran Waiora as a convalescent hospital, Miss Maud Shepherd formed a partnership with Mrs L Williams in 1915  
 1921: Mrs Kelly sells Waiora for £6,000 to Mrs Janet Williams and Mrs Mathilda Williams. Waiora continues as private hospital, managed by Mrs Ada Ford until 1941, an associate of Miss Maud Shepherd.  
 1924: Waiora purchased by the Hill family  
 1941: Waiora Private Hospital administered for the trustees of the Hill family and a medical clinic was built at the rear with a ward block. The hospital then was described as having 34 beds in the original building, 26 in the new ward block and nurses quarters, 14 bedrooms in the original coach house  
 1959: Property purchased by the Mental Health Authority and became the Malvern Clinic  
 1997: Converted to special education facility - Very Special Kids

Bowes Kelly was one of the most famous nineteenth century mining magnates. He was an original director of the Broken Hill Proprietary Company Limited and the principal developer of the Mt Lyall mine in Tasmania. Bowes Kelly also was involved in property development in Melbourne. Waiora is a single storey Italianate villa of extensive proportions set in large grounds with the original coach house at the rear. The dominant feature of the house is the low pitched slate roof with two bands of decorative curved slates as well as the roof lantern at the south-west corner. This rises above the main roof line over the later billiard room. Whilst the chimneys have lost their cappings, the building is of note for the detailing of the cement render (eaves brackets and the cornices above and below the verandah), as well as the extensive verandah which returns on eight sides. The verandah is of a simple cast iron design with a modest patterned frieze of a foliated form, simple round columns and cast Corinthian capitals. The brackets are integrated with the design of the frieze. The building has several large tripartite windows with decoration to the casement boxes as well as a projecting bay window. The front entry has a projecting gablet covering the steps to the verandah. Internally, in 1992, the main house contained a number of important features. The principal rooms had elaborate decorative plaster ceilings with a geometric pattern of a dominant hexagonal design. The walls had deep dados, apparently finished in an embossed papier mache moulding. Fire places were elaborately carved in what appeared to be blackwood and some retained their original tiled surrounds (some were of a particularly unusual decorative character of floral and traditional medieval designs popular in the late nineteenth century) and hearth and cast iron grates. The archways in the hall were traditionally treated with moulded arches and elaborate capitals of a semi-Corinthian character. The billiard room has a spectacular roof

lantern which has exposed and elegantly curved timber beams supported on projecting consoles which rise to the central roof lantern. This is glazed with sashes having glazing bars in the margins with decorative coloured glass.

Waiora is also enhanced by the extensive stables and coach house which is located on Adelaide Street at the rear. This has a complex building form with a high roof lantern and a narrow cross gable creating a loft. The former storeroom and laundry at the rear have a further section of cast iron verandah but this is of a different design. These buildings are unusual in the manner that decorative detailing is used to provide a picturesque character.

The former house is set well back on a very large site and is enhanced by its fence and entry gates. These are of a particularly distinctive character and provide an important sense of reminder of the former character of this section of Glenferrie Road. The later outbuildings are generally concealed from Glenferrie Road. There are several large and significant trees, mainly located near the street. Among the most important characteristics of the grounds are the fence and the wrought iron gate. The gate is of an unusual early style that has a rural character associated with the wrought iron 'estate fencing' that was used around larger prestigious holdings. The gate has wrought iron loops with stiles which terminate as loops on the top rail. Diagonal bracing completes this simple design. A cast iron pillar was used to close the main gate and a side pedestrian gate. (The drive has been widened so that the original gate cannot now be closed.) The picket fence has an unusual character with alternate raised pickets, perhaps of an Edwardian era. It is an intact and important remaining picket fence from that period.

The house has been subject to various alterations. On the principal section of the house chimney cappings have been removed; the original verandah floor has been replaced with concrete; the decorative detailing to the gablet over the front entry has been removed; and various other piecemeal external additions have occurred. Several recent buildings related to its current usage superficially detract from the character but not the overall significance of the property as they replace other intrusive buildings. A new building conceals the rear storeroom on the north west of the house from the front garden. The east face of the stables has had major additions, but these are virtually concealed from the street. The new slate roof of the stables has been detailed in a modern manner as have the details to the roof lantern.

Waiora is of state significance on account of the following attributes:

- its association with one of Australia's pioneering mining magnates, Bowes Kelly, a founder of the Broken Hill Proprietary Company Limited and a later owner of Moorakynne, the neighbouring mansion property to Stonnington;
- the manner in which this property represents the nineteenth century development pattern of this part of Malvern;
- the architectural character of this unusually large single storey Italianate villa (both externally and internally),
- surviving architectural details including the verandah, intact fenestration and impressive interiors with elaborate walls and ceilings and fireplaces;
- the substantial outbuildings of the original development including the stables and coach house; and
- the generous landscape character of the front garden, mature trees, Edwardian picket fence and unusual wrought iron gateway.