

Heritage Citation

'KOOLOORA'

Address: 4 Embling Road, Malvern

Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1911
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 4 Embling Road, Malvern (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house known as 'Kooloora', 4 Embling Road, Malvern, a single-storey dwelling built in 1911.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing
- The house's high level of integrity to its original design.

Later alterations and additions are not significant.

How is it significant?

Kooloora, 4 Embling Road, Malvern, is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Kooloora, 4 Embling Road, Malvern, is a fine and highly intact example of a Federation house. The house strongly reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Malvern and across Melbourne more broadly. The asymmetrical composition, with complex roof forms and multiple gabled bays including diagonally projecting corner bay, along with architectural elements and materials such as tall chimneys, half-timbering with rough cast render and timber verandah detailing are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Malvern in the early twentieth century (Criterion D).

Kooloora, 4 Embling Road, Malvern is a carefully designed and well-resolved example of a Federation house. Multiple projecting roof bays, rich timber decoration, fishscale cladding and decorative encaustic tiling present a picturesque composition of this architectural style (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in the *Stonnington Environmental History* (2009):

8 Building Suburbs

- 8.2 Middle-class suburbs and the suburban ideal

Locality history

The first European settler in the Malvern district was John Gardiner in 1835, a pastoralist from New South Wales who was one of the first overlanders to Port Phillip. He pastured his stock near the junction of Gardiner's Creek and the Yarra River and was the namesake of Gardiner's Creek, Gardiner's Creek Road (now Toorak Road) and both the locality and the Shire of Gardiner (before they were re-named Malvern). The first recorded use of the name Malvern was in January 1854, when barrister Charles B. G. Skinner named his hotel on the corner of Malvern and Glenferrie roads the 'Malvern Hill' after a district in England. The name for the Shire of Malvern was derived from Malvern Hill Estate, a private subdivision in the area dating to 1856 (City of Stonnington [CoS]; Context 2006:34).

The first land sales in the area were held in 1854 and most original Crown grantees subdivided their allotments for resale (Context 2006:41; 2009:4). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The municipal boundary comprised the current localities of Malvern (previously Gardiner), Malvern East, Glen Iris (south of Gardiner's Creek), Kooyong, Armadale (east of Kooyong Road), Toorak (east of Kooyong Road) and Chadstone (west of Warrigal Road). Early directories listed Malvern and Malvern East as the one locality,



until c1910.

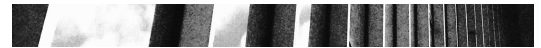
The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway coincided with the start of the land boom, which resulted in considerable urban growth. In the 1880s the district comprised substantial residences on large allotments, as well as pastoral and agricultural holdings (including market gardens and orchards) and commercial development (Context 2006:41, 65-6). During the 1880s boom period, the municipality saw a dramatic increase in population, quadrupling to approximately 8,000 by 1891, and steadily increasing to 10,000 by 1901 (Vic Places). In the 1890s a number of timber houses were built in Malvern as an economy measure, but some residents complained that wooden houses would degenerate into slums. Concern about this development led to a slum abolition movement and subsequently, c1912, Malvern Council began to declare brick areas, where timber houses were not permitted. By 1916 the Council had also fixed a minimum area for individual housing allotments at 6000 square feet, with minimum frontages of fifty feet (Context 2006:128).

The railway line along the northern extent of the municipality was established in 1890 through the Glen Iris Valley from Burnley. Stations were established at Heyington, Kooyong, Tooronga, Gardiner, Glen Iris and Darling stations, however, expected residential development in their vicinity stalled during the 1890s, following the economic collapse (Context 2006:66). The 1893 *Australian Handbook* (as cited in Victorian Places) described Malvern as 'an elevated residential suburb', served by a line of omnibuses from Prahran, with many leading merchants and professional men living in the area in pleasantly situated 'dwellings of a superior class'. The entry noted that a number of notable mansions had been erected by this date, and that the market gardens and orchards were 'steadily being reduced, and cut up into building allotments, on which [were] being erected many handsome villas and business establishments' (Victorian Places). The municipality saw rapid development and urbanisation from 1900 and it was declared both a Borough and then a Town in 1901. In 1911 the Town of Malvern was declared a City, with a population of 16,000 (Context 2006:86; Victorian Places).

The Prahran and Malvern Tramways Trust was established in 1908, with electric tramlines opened along High Street in 1910-14, Malvern Road in 1915, Glenferrie Road in 1910-13 and to the south along Wattletree Road in 1910-12; reaching Malvern East at the eastern extent. The arrival of the tramlines further drove the development of commercial centres in the immediate vicinity and residential development beyond. New train stations were built at Armadale, Hawksburn, Malvern and Toorak between 1908 and 1918, and at Malvern East in 1929 (Context 2006:70-2, 113; Victorian Places).

Residential development during the early twentieth century often occurred on newly subdivided estates or filled nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5). In 1912 it was reported that 800 houses a year were being built in the (by then) City of Malvern, which boasted 'a progress unprecedented by any other suburb' (Context 2009:128). In the decade between 1911 and 1921 the population of the former City of Malvern doubled, from 16,000 to 32,000, and then increased steadily to 43,000 by 1933 (Victorian Places). This population growth saw development spread to the Glen Iris Valley and the outer reaches of the City, in Malvern East. The housing stock in this eastern part of the municipality was more characteristically uniform and unadorned in comparison to housing in Malvern. Kooyong's development was substantially completed by the end of the 1920s (Context 2006:128, 131).

By 1946 the *Australian Blue Book* (as cited in Victorian Places) stated that Malvern was one of the 'leading residential suburbs of the Metropolis'. It comprised the substantial homes of many of Melbourne's leading citizens, in what was termed 'The Garden City' due to the number of parks and public gardens. Development in the former City of Malvern steadied from the 1930s, with the population averaging 45,000 until the 1990s (Victorian Places). The City of Malvern amalgamated with the City of Prahran in 1994, to



form the City of Stonnington. The municipality retains a number of fine architect designed houses, dating from all periods of development.

Place history

The land on which 'Kooloora' now sits was originally part of Haverbrack Estate, the original house which was built in 1854 for Colin Campbell. The 1854 dwelling later became a lodge for a larger house. Robert Singleton, who married a daughter of Thomas Embling, owned the estate from 1868. When Haverbrack Estate was subdivided in 1888, Embling Road and Haverbrack Avenue were laid out (Cooper 1935:121, 173; SHC). The 1902 Melbourne and Metropolitan Board of Works (MMBW) Detail Plans showed that the southern side of Embling Road had not yet been developed, with development concentrated around Bride Street on the north side of the street. Mary Constance Wallis, of 'Chesterfield' on Glenferrie Road, re-subdivided just over 2.5 acres east of Glenferrie Road, between Embling Road and Haverbrack Avenue, selling lots from 1908 (LV:V2716/F167).

Wallis sold Lot 4 (4 Embling Road) to Catherine Kelly, of 'Lissa-Thorn', Redan Street, St Kilda, in August 1910. In October 1911, Kelly also purchased the adjacent lot (Lot 2, the current 4A Embling Road) (LV:V2716/F167). The 1910-11 rate book recorded Mrs Hawkesworth Kelly as the owner of Lot 4, which remained land at this date (RB). The following year, the 1911-12 rate books noted that Kelly was the owner and occupant of an eight room brick house on Lot 4, with a Net Annual Value of 95 pounds. Kelly's lot to the east (Lot 2) remained land (RB). Catherine Hawkesworth Kelly was the wife of architect Thomas A. Kelly, who is known to have practiced in the 1860s and 70s (*Argus*, 14 Aug 1919:1; *Advocate*, 23 Aug 1919:31). The quality of the design suggests an architect's involvement, however, no architect has been determined. It is possible the house was designed by Thomas A. Kelly.

Upon Catherine Kelly's death in August 1919, a notice in the paper addressed Kelly, widow, at 'Kooloora, Embling-road, Malvern' (*W.A. Record*, 11 Oct 1919:8). In September 1919, 'Kooloora' was advertised for sale, described as a 'superior brick villa, with a 126 foot frontage to Embling Road (the current 4 and 4a Embling Road). The house was noted to have a tiled roof, return verandah, entrance hall, ten rooms and back verandah (*Argus*, 20 Sep 1919:2).

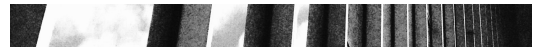
The property (current 4 and 4a Embling Road) was transferred to Kelly's executors in November 1919, who sold it the same day to Andrew Gillespie, bank inspector, 'of Embling Street, Malvern' which suggests Gillespie already occupied the house. In November 1925 the property was transferred to Anna Lloyd, also of 'Embling Street, Malvern'. Subsequent owners were Charles Watt from 1934, the Oldfields from 1965 and the Kings from 1980 (LV:V3436/F200; V3436/F200).

Architects McGlashan and Everist drew plans for proposed alterations to the house, for the Oldfields (drawings undated, however the Oldfield's ownership was from 1965-1979). The plans proposed a large addition to the rear of the east elevation, but this does not appear to have been executed. The addition that was completed was the large dormer on the west elevation (SHC).

Council property files indicate that in 2005 further additions and alterations to the house occurred, designed by architects Edmond & Corrigan. The works comprised the addition of steps to enter the verandah on the north elevation, construction of the three smaller dormer windows to the west elevation, a bay window at the south end of the east elevation and alterations to the interior of the rear of the house. The drawings for this project indicated that additions had been constructed to the rear of the house by 2005. In 2005 the carport was constructed in a style sympathetic to the house, replacing an earlier carport further south on the site (SCC PF).

Thomas Kelly, architect

Thomas A. Kelly appears to have been predominantly commissioned by the Catholic Church to design churches, presbyteries and related ecclesiastical buildings in the greater Melbourne area during the 1860s



and 1870s, along with some residential projects (AAI). In the 1870s, 'Mr Thomas A. Kelly advertised, architect' promoted his offices at 100 Elizabeth Street, Melbourne (*Kilmore Free Press*, 9 Oct 1873:3).

Kelly is known to have designed St Augustine's Catholic Church at 653 Bourke Street, Melbourne (1869), St Brigid's Catholic Church at 378 Nicholson Street, Fitzroy North (1869), St Mary's Catholic Church at 116 Cecil Street, Williamstown (1869), St Peter and Paul Catholic Church, Montague Street, South Melbourne (1872) and St Monica's Catholic Church, Whitehall Street, Footscray (1874). In Abbotsford, Kelly designed early buildings at the Former Convent of the Good Shepherd, including the Chapel (now known as the Church of the Immaculate Conception; c1870) and the Magdalen Asylum (or Sacred Heart) (1877) (VHD). Kelly also advertised for tenders for the construction of the first Footscray Town Hall in 1875 (AAI, Record No. 43459).

Kelly is known to have undertaken residential projects in Collingwood, Fitzroy, Footscray, St Kilda (details not listed, only localities known) in the 1860s and 70s (AAI).

Description

The dwelling at 4 Embling Road, known as 'Kooloorá', is a substantial attic storey dwelling with a deep street setback. In terms of detail, the design (possibly by owner architect Thomas Kelly) is characteristic of the Federation Queen Anne style and exhibits many elegant and intact features including its complex, picturesque roofscape with a diagonal emphasis, deep verandah, ornamental timberwork and decorative chimneys. The 1911 house is in very good condition.

'Kooloorá' has a diagonal emphasis in plan, provided by the corner gablet and polygonal bay below (Figure 2). The wall construction is tuck pointed red brick, laid in stretcher bond and the asymmetrical hip and gable roof is clad in interlocking Marseilles tiles, with decorative terracotta scroll finials (Figure 3). Three chimneys are visible from the street, with red brick stacks and strapping, roughcast rendered top, and terracotta chimney pots (Figure 3). The dominant corner gablet emphasises the diagonal plan of the house, with pressed metal infill to the gable end in a fish scale pattern and a plain bargeboard. This window-less gablet is finished in roughcast render (overpainted) with vertical timber strapping (Figure 2). A dormer window, projecting to the north, comprises a bank of three casement windows with diamond pattern leadlight glazing (Figure 3). A deep verandah returns about the corner gablet on the north and east elevations of the dwelling, and is incorporated under the main sweep of the roof. The verandah is supported on ornate turned timber posts, with decorative Art Nouveau inspired timber brackets with tulip motifs and exposed rafter tails under the gutter line (Figure 2). The floor of the verandah is finished with encaustic tiles and bluestone edging. Timber casement windows with highlights are located on the corner bay with bluestone sills. Two arch headed windows with bluestone sills are also located under the verandah, on a second projecting bay window on the north façade.

Later additions to the house include the large dormer at the centre of the west elevation, the gabled bay at the south end of the east elevation and the gabled bay on the south elevation, all in a sympathetic style.

'Kooloorá' is set within a mature garden with a decorative picket fence and vehicular and pedestrian gates (appear to be a recent construction). A driveway runs along the eastern side to a modern carport, detailed to match the dwelling. A second modern outbuilding is located at the rear of the site (see Figure 4).



Figure 2. Gablet, bay window and verandah detail (GJM Heritage/ Purcell, June 2016)



Figure 3. Roof, chimney and dormer detail (GJM Heritage/Purcell, June 2016)

Integrity

The house retains a high degree of integrity to the Federation Queen Anne style in fabric, form and detail. While the house has undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a fine example of a Federation house.

Comparative Analysis

Kooloora, 4 Embling Road, Malvern, is of note as a representative and intact example of the Federation Queen Anne style which was commonly applied to the design of houses in Victoria from the late 1880s through to the early twentieth century. It was the dominant style in Victorian domestic architecture during the decades immediately before and after 1900 and was applied to both large and modest dwellings. Originally an English revival of both traditional rural design and elements from a range of periods, this style was seen in the work of English architects such as Norman Shaw. This 'Old English' style became popular in the United States and influences of both English and American Queen Anne can be seen in a distinctly Federation Queen Anne style which developed in Australia.

Predominantly a domestic style, houses were designed in a picturesque manner with asymmetrical forms, dominant and complex roofs with multiple gables, conical towers, dormer windows and tall chimneys. Houses were often single storey and sprawled over large suburban sites. They share a basic set of materials: usually red brick for walls, timber for verandah posts and decoration, half-timbering with roughcast in the gable ends, and terracotta tiles, or less commonly slate, with decorative terracotta ridge capping and finials for the roof. Other typical characteristics include a variety of bay windows, multi-paned windows with decorative coloured glass sashes and diagonally projecting corners with surrounding verandahs, particularly on corner sites.

A number of leading Melbourne architects designed houses in the Queen Anne style particularly in the 1890s and 1900s and it was commonly adopted in the City of Stonnington in developing suburbs, such as Malvern and Glen Iris, and in wealthy, established areas, such as Armadale and Toorak. Architects associated with this style include Beverley Ussher, Henry Kemp and Christopher Cowper.

Within the City of Stonnington a small number of Federation Queen Anne style houses are included in the Heritage Overlay on an individual basis. These include:



- Darnlee, 33 Lansell Road, Toorak (HO69 & VHR H1024) c1899
- Edzell, 76 St Georges Road, Toorak (HO101 & VHR H0691) 1892
- Redcourt, 506 Orrong Road, Armadale (HO166) 1887
- Chesterfield, 6 Mayfield Avenue, Malvern (HO275) 1891

Two of these houses have identified significance at the state level. These are Darnlee, 33 Lansell Road, Toorak and Edzell, 76 St Georges Road, Toorak and will not be considered further here. The other dwellings are both large and early examples of the Federation Queen Anne style. They are both recognised as fine and early examples of the style in the City of Stonnington and display typical characteristics of the Federation Queen Anne style. They are noted as follows:

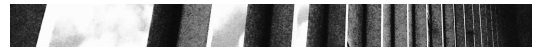
- Redcourt, 506 Orrong Road, Armadale (Reed, Henderson & Smart, 1887) is a fine and very early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house, set on a large allotment, with tiled roof, jettied gables supported on ornate, timber brackets, half-timbered gable ends, segmental arched windows, large oriel bay window and tall buttressed chimneys.
- Chesterfield, 6 Mayfield Avenue, Malvern (Phillip E Treeby, 1891) is an accomplished and early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house with steeply pitched tiled roofs, prominent half-timbered gables, multiple tall chimneys with rendered strapwork, jettied gables supported on ornamental timber brackets, bay windows and tall chimneys.

In addition, Stonnington Planning Scheme Amendment C225 recently included the following four Federation Queen Anne houses in the Heritage Overlay in the Stonnington Planning Scheme on an individual basis:

- Coomaroo, 63 Albany Road, Toorak
- Maroondah, 177 Kooyong Road, Toorak
- Quantock, 179 Kooyong Road, Toorak
- Helenslea, 181 Kooyong Road, Toorak

These are recognised as fine representative examples of the Federation Queen Anne style in the City of Stonnington. They display the principal characteristics of the style and are noted as follows:

- Coomaroo, 63 Albany Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house with tiled roof, prominent and distinctive crenellated turret with crowning cast iron balustrade and multiple half-timbered gable ends.
- Maroondah, 177 Kooyong Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house (front overpainted) with slate roof, asymmetrical facade with prominent half-timbered and stuccoed gabled bay window and verandah with smaller gable.
- Quantock, 179 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey red brick house with tiled roof, large moulded and strapped chimney, central transverse ridge and projecting front gables.
- Helenslea, 181 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays a fusion of Victorian and Federation style characteristics. It is a single-storey, bichromatic brick house with slate roof, terracotta roof cresting, large corbelled and strapped chimneys, asymmetrical front facade with projecting gable end with canted bay window, half-timbering, stucco finish and decorative timber brackets, and a



verandah roof integral with the main roof.

Built in 1911, Kooloora, 4 Embling Road, Malvern is later in date than the individual places listed above however, like these examples, it displays a large range of characteristics which have strong associations with the Federation Queen Anne style and the house remains highly intact to demonstrate these strong associations.

Kooloora demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with complex roof form
- Strong diagonal emphasis with projecting corner gablet and verandah which projects around a corner polygonal bay window
- Variety of projecting gables and projecting front hipped-roof dormer
- Verandah roof integral with the main roof
- Red brick walls and rendered and strapped chimneys
- Terracotta tiled roof with terracotta ridge capping and finials
- Rough cast render and vertical timbering to gable ends
- Turned timber verandah posts and decorative brackets
- Bay windows including polygonal corner bay

There are also large numbers of Federation Queen Anne style houses that are included in the Heritage Overlay in the Stonnington Planning Scheme as significant and contributory places within Heritage Precincts. These are included in precincts such as HO130 Armadale Precinct, HO133 Gascoigne Estate, HO156 Claremont Avenue Precinct and HO375 Coonil Estate Precinct Malvern.

Assessment Against Criteria

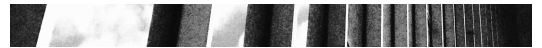
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Kooloora, 4 Embling Road, Malvern, is a fine and highly intact example of a Federation house. The house strongly reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Malvern and across Melbourne more broadly. The asymmetrical composition, with complex roof forms and multiple gabled bays including diagonally projecting corner bay, along with architectural elements and materials such as tall chimneys, half-timbering with rough cast render and timber verandah detailing, are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Malvern in the early twentieth century.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Kooloora, 4 Embling Road, Malvern, is a carefully designed and well-resolved example of a Federation house. Multiple projecting roof bays, rich timber decoration, fishscale cladding and decorative encaustic tiling present a picturesque composition of this architectural style.



Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the purple polygon on the aerial below.

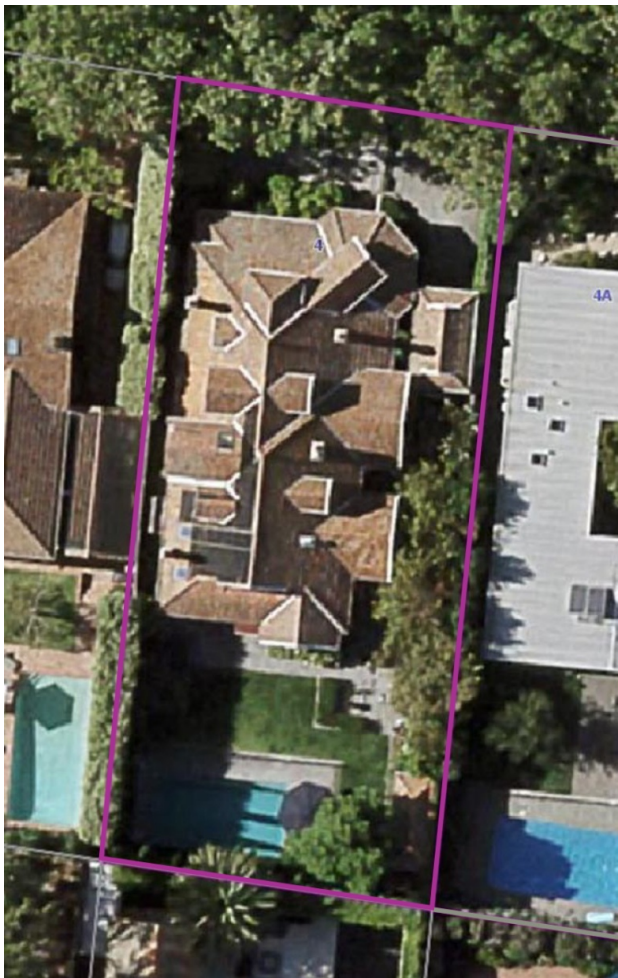


Figure 4. 2016 aerial of subject site (Source: Stonnington City Council).



References:

Advocate [Melb, Vic.]

Australian Architectural Index (AAI), copyright Miles Lewis, <<http://mileslewis.net/>>, accessed February 2017: records for architect Thomas Kelly; Record No. 43459.

City of Malvern Rate Books (RB), North Ward: 1910-11, entry 486; 1911-12, entries 491-92.

City of Stonnington (CofS), 'History of Stonnington', <<http://www.stonnington.vic.gov.au/Discover/History/History-of-Stonnington>> accessed 8 March 2017.

Context Pty Ltd (2006 & 2009 addendum), *Stonnington Thematic Environmental History*.

Cooper, John Butler (1935), *The History of Malvern, From its First Settlement to a City*, Melbourne.

Kilmore Free Press [Vic.].

Land Victoria (LV), Certificate of Title, as cited above.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan Nos. 1759 (1902) & 1760 (1902).

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. BL1133-050031/0.

Stonnington History Centre (SHC): Embling Road streets file; Building Permit architectural drawings for 4 Embling Road, Malvern. Accessed collection August 2016.

The Argus

The W.A. Record [Perth, W.A.]

Victorian Heritage Database (VHD), citation for 'Former Convent Of The Good Shepherd, Clarke Street and St Helliers Street Abbotsford', <<http://vhd.heritagecouncil.vic.gov.au/>>, accessed February 2017.

Victorian Places, 'Malvern' & 'Malvern East', <<http://www.victorianplaces.com.au/>>, accessed 8 March 2017.