

Heritage Citation

'CHESIL DENE'

Address: 120 Kooyong Road, Armadale

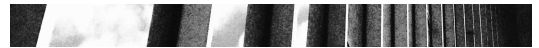
Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1912
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 120 Kooyong Road, Armadale (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house known as Chesil Dene, 120 Kooyong Road, Armadale, a single-storey dwelling built in 1912.

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, such as the attached garage and boundary fence, are not significant.

How is it significant?

Chesil Dene, 120 Kooyong Road, Armadale, is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Chesil Dene, 120 Kooyong Road, Armadale, is a fine and highly intact example of a Federation house. The house reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Armadale and across Melbourne more broadly. The asymmetrical composition with complex roof form and diagonal emphasis, including prominent corner bay window and gablet above, and multiple gable bays are typical of the style; as are architectural elements and materials such as decorative red brick and render chimneys, and half-timbering with rough cast render. 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 Armadale in the early twentieth century (Criterion D).

Chesil Dene, 120 Kooyong Road, Armadale, is a carefully designed and well-resolved example of a Federation house. The corner composition with sweeping roofs, projecting gable bays and polygonal window bays – combined with the use of decorative encaustic verandah tiling, leadlight glass and timber wall-hung shingles – presents 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):

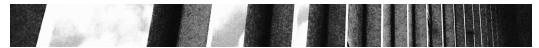
8 Building Suburbs

- 8.2 Middle-class suburbs and the suburban ideal

Locality history

The land on which the suburb of Armadale now sits was first occupied by farmers and market gardeners in the 1840s and 50s, but its pleasant rural outlook and relative proximity to the centre of Melbourne meant that it proved desirable and was subsequently subdivided for residential purposes. The locality was named after 'Armadale' on Kooyong Road (1876), the residence of James Munro. Munro was a speculator and land-boomer, President of the Gardiner Road District Board (1872-73) and later Premier of Victoria (1890-1892). Munro named the house after his town of birth, Armadale in Sutherland Shire, Scotland (Context 2006: 193; Victorian Places). Armadale was previously part of both the former City of Prahran and former City of Malvern, divided by Kooyong Road, before their consolidation in 1994 to form the City of Stonnington.

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 line coincided with the beginning of the land boom, which saw substantial urban growth across what is now the City of Stonnington. The population of the former City of Prahran almost doubled



in the 1880s, with development spreading east of Kooyong Road, into the western part of the former City of Malvern, while the population of the former City of Malvern saw a dramatic increase, quadrupling to approximately 8,000 by 1891. The arrival of the railway line triggered commercial expansion near Armadale station and the subdivision and residential development of the surrounding area. The character of the development varied. Small timber and brick workers cottages and residences, and some terraces and duplexes, were typically constructed closer to the railway lines. More substantial family dwellings and mansions were typically constructed further away from the station, predominantly of brick, on large suburban blocks of land (Context 2006:65-6; Victorian Places). However, by 1891, the cycle of land speculation that had driven price growth and residential expansion began to collapse, and the 1890s Depression hit hard. 'As the inflow of foreign funds that had previously underpinned expansion dried up, companies and governments stopped building housing, roads and railways and the economy contracted swiftly and savagely' (Dingle 2008).

The entry for Armadale in the 1893 *Australian Handbook* (as cited in Victorian Places) declared that 'views from some points are enchanting, and it is one of the favourite resorts of wealthy Melbourne men, and a great number of fine mansions and villa residences in the locality.' At this date there were three churches, a state school, several private schools, a bank and 'many fine business establishments along High Street', the chief thoroughfare. The commercial strips extended from the railway station eastwards along High Street. In 1910, the tramline along High Street was extended to Tooronga Road, joining the High Street and Glenferrie Road commercial areas and enabling easier access to the locality. In 1915, the tramline along Malvern Road opened, and the Dandenong Road-Wattletree Road tramline opened in 1928 (Victorian Places).

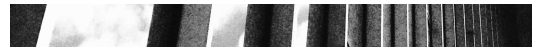
Residential development during the early twentieth century often occurred on newly subdivided estates or filled nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5). In the first few decades of the twentieth century, many of the boom-era mansions were converted into shared accommodation, to serve as exclusive guest houses and, more commonly, boarding houses. In the 1930s the locality earned a reputation as a poor area (Context 2006:143). Ultimately, Armadale's proximity to Melbourne and Toorak (considered Melbourne's pre-eminent suburb) meant it was again able to cement its status as one of Melbourne's most prestigious residential addresses and to attract a wealthy class of homeowner.

Place history

William Bushby Jones was the owner of land on the south side of Malvern Road from the mid-1860s, upon which 'Brocklesby' was built in 1866 (also known as Kooyong House; since demolished) (MMDB). After acquiring further land, Brocklesby Estate was subdivided in the 1880s, creating Erskine Street, Murray Street, 'Horsburg Grove' and the northern end of Huntingtower Road (SLV). The 1902 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan indicated that while most of the Estate had been developed by this date, 120 Kooyong Road (lot 16) remained vacant.

Lots 16 and 17 of the Brocklesby Estate were sold to Stephen Armstrong, contractor, of Malvern Road, Malvern, in February 1897, who sold to George A. Turner, engineer of Yarraville Sugar Refinery, in August 1899. Turner disposed of the lots individually, selling Lot 16 (current 120 Kooyong Road) to Caroline Charlotte Stone in June 1911 (LV:V1990:F839). The 1911-12 rate books recorded that George Stone of Yarraville was the owner of land on Kooyong Road, between Malvern Road and High Street. The following year, the 1912-13 rate books noted that Stone was rated as the owner and occupant of a brick house on the corner of Kooyong Road and Horsburg Grove, with a Net Annual Value of 130 pounds, indicating that the house was built in 1912 for Stone.

In 1922 the property was granted to George Stone of 120 Kooyong Road, and Alfred Stone, timber merchants (LV:V3513/F587). Upon his death in 1923, George Stone, timber merchant, was addressed at 'Chesil Dene, Kooyong road, Malvern' (*Australasian*, 25 Aug 1923:33). The house remained in the Stone



family until 1942, after which it had a number of owners (LV:V3513/F587; V8046/F658).

A sales notice published in the *Argus* in 1942 (16 May 1942:7) advertised the auction of the house, let to a tenant at that date. The house was described as a substantial and imposing brick residence with a slate roof, tiled return verandah, containing 10 large rooms, a double garage (since demolished), lawns and garden.

Council Valuation Records indicate that permits were granted for a double garage in 1963 (on the north-east boundary, demolished as part of 1980s works) and additions and alterations to the house in 1987 (Valuers Field Book). A plan of the house prior to the 1980s works is shown at Figure 2. The 1980s works comprised the construction of the existing garage with its 'rooflight', off the east end of the south elevation, using similar materials to the existing house. Alterations and additions to the east (rear) end of the house included the construction of a pergola and removal of small rooms, a carport and double garage from along the north boundary; a brick wall was retained along the boundary, stabilised with piers (SCC PF).

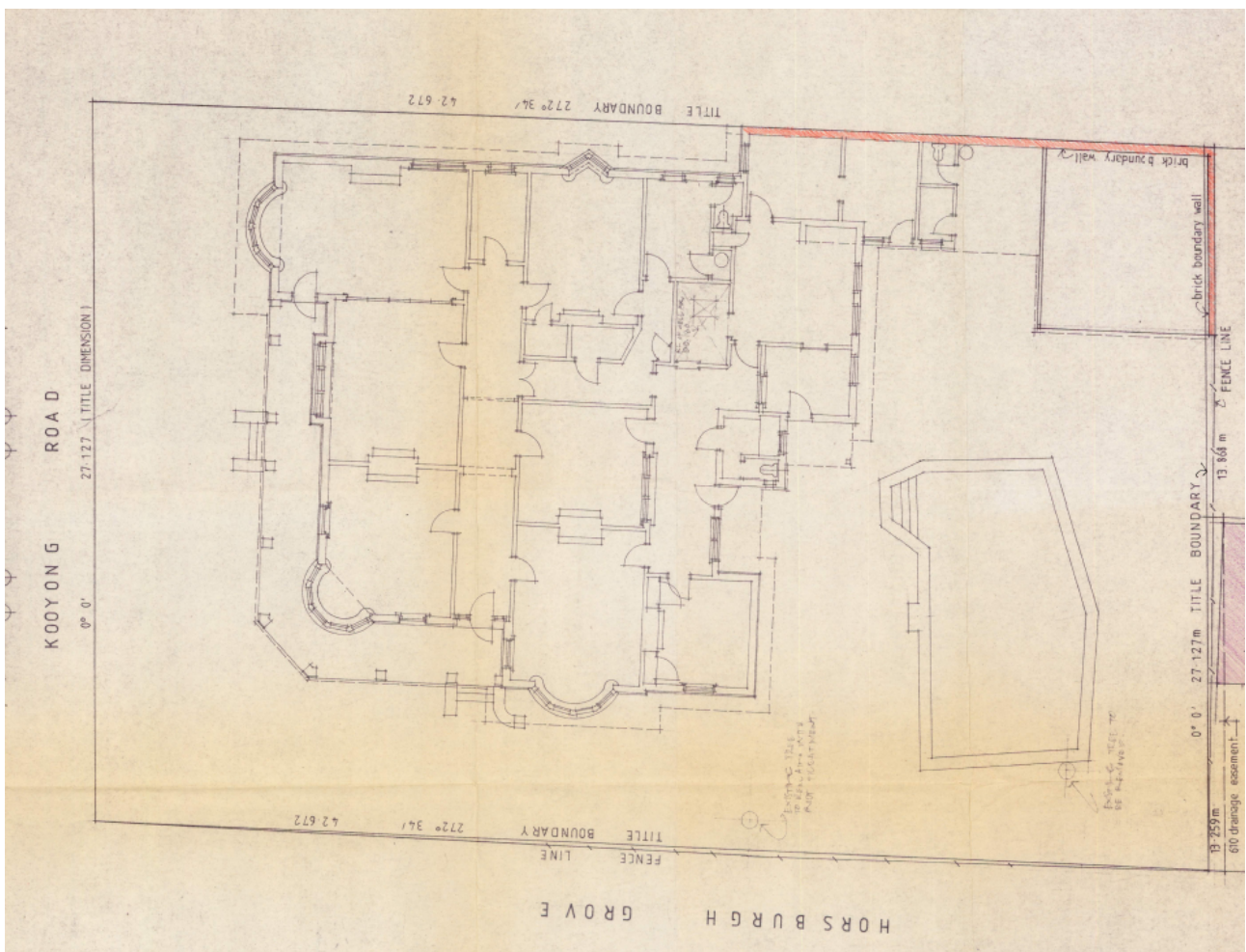
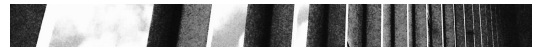


Figure 2. Plan of the house and property prior to the 1980s works. East (right) the house was a 1970s pool to be demolished. On the north-east (top right) boundary is the earlier double garage, attached carport and adjoining small rooms demolished during the works (SCC PF).

Description

The dwelling at 122 Kooyong Road, Armadale, is a single storey detached dwelling set within a corner suburban allotment with a small setback from the street. Designed in the Federation Queen Anne style, the dwelling is characterised by its overall picturesque composition, materials and detailing (Figures 3-4). The



dwelling, constructed in 1912, remains in good condition.

The walls are constructed of red brick laid in stretcher-bond with black tuck pointing, and the dwelling is U-shaped in plan, with a diagonal emphasis to the street corner illustrative of the style. The two main elevations are asymmetrical with a return verandah meeting projecting gabled bays on the main (west and south) elevations. The hip and gable roof is clad with slate with a central band of lighter fishscale slates, ornamental terracotta ridge tiles, terracotta apex ornamentation (kangaroos are a later addition) and timber-lined eaves. The chimneys are red brick with an unpainted rendered cap, each with two terracotta pots. The roof continues to form a return verandah, which is supported on turned timber posts on brick piers. The raised verandah is reached by bluestone steps and retains the original tessellated tile floor. A corner bay window is located underneath the verandah with a gablet above the roof form (see Figure 3). The gablet end is roughcast render with timber strapwork, creating a half-timbered effect. The projecting gabled bays have a flying gable with roughcast render and timber strapping creating a half-timbered effect, supported by ornamental timber brackets. A wide band of roughcast render is located below the flying gable. The bay windows to the projecting bays have hung timber shingles above the windows. The windows to the main elevations are single or groups of timber framed double hung sashes, the latter with arched leadlight highlights.

A brick garage (built 1987) is located off the rear (east) elevation, using similar materials and architectural detailing to the house and a louvered lantern to the roof (see Figure 5). The boundary fence with stop-chamfered timber posts, turned finials, narrow-gauge corrugated iron and a timber pedestrian gate to the corner were constructed as part of works in the 1980s. The dwelling is located within a mature garden setting, with small scale coniferous trees.



Figure 3. Corner presentation (GJM Heritage/Purcell, June 2016)



Figure 4. Details of the west elevation (GJM Heritage/ Purcell, June 2016)

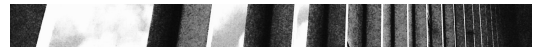


Figure 5. East addition, now garage (GJM Heritage/ Purcell, June 2016)

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, particularly the addition of a garage at the rear of the house, these do not diminish the ability to understand and appreciate the place as a fine example of a Federation house.

Comparative Analysis

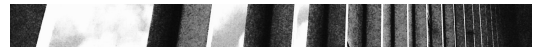
Chesil Dene, 120 Kooyong Road, Armadale, is of note as a representative and highly intact example of the Federation Queen Anne style which was commonly applied to the design of houses in Victoria from the late 1880s through to the early twentieth century. It was the dominant style in Victorian domestic 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.

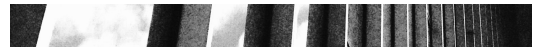
In addition Stonnington Planning Scheme Amendment C225 recently included the following four Federation Queen Anne houses in the Heritage Overlay in the Stonnington Planning Scheme on an individual basis:

- 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 1912, Chesil Dene, 120 Kooyong Road, Armadale is later in date than the individual places listed above however, like these examples, it displays a range of characteristics which have strong associations with the Federation Queen Anne style and the house remains highly intact to demonstrate these strong



associations.

Chesil Dene demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with projecting gables and a diagonal emphasis to the street corner
- Verandah roof integral with the main roof
- Red brick walls and rendered and strapped chimneys
- Slate roof with terracotta ridge capping and finials
- Half-timbering and rough cast render gable ends
- Turned timber verandah posts
- Polygonal bay windows with timber shingles.

There are also large numbers of Federation Queen Anne style houses which 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

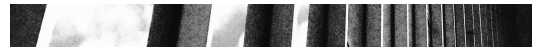
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

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

Chesil Dene, 120 Kooyong Road, Armadale, is a fine and highly intact example of a Federation house. The house reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Armadale and across Melbourne more broadly. The asymmetrical composition with complex roof form and diagonal emphasis, including prominent corner bay window and gablet above, and multiple gable bays are typical of the style; as are architectural elements and materials such as decorative red brick and render chimneys, and half-timbering with rough cast render. 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 Armadale in the early twentieth century (Criterion D).

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

Chesil Dene, 120 Kooyong Road, Armadale, is a carefully designed and well-resolved example of a Federation house. The corner composition with sweeping roofs, projecting gable bays and polygonal window bays – combined with the use of decorative encaustic verandah tiling, leadlight glass and timber wall-hung shingles – presents a picturesque composition of this architectural style (Criterion E).



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 6. 2016 aerial of subject site (Source: Stonnington City Council).

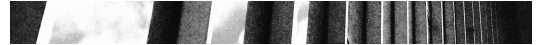
References:

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