

## Heritage Citation

### 'KINKELL' (ALSO KNOWN AS 'CHESLEHURT')

**Address:** 45 Lansell Road Toorak

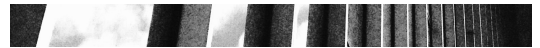
**Prepared by:** GJM Heritage/Purcell

**Date:** June 2017 (updated 31 July 2018)

<b>Place type:</b> Residential	<b>Architect:</b> Christopher Cowper
<b>Grading:</b> Locally significant	<b>Builder:</b> Not known
<b>Integrity:</b> Very High	<b>Construction Date:</b> 1916
<b>Recommendation:</b> Include in the Heritage Overlay	<b>Extent of Overlay:</b> To property title boundary



Figure 1. 45 Lansell Road, Toorak (GJM Heritage/Purcell, June 2016)



## Statement of Significance

### *What is significant?*

The Federation house known as 'Kinkell', 45 Lansell Road, Toorak, built in 1916.

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 garage and carport to the south, are not significant.

### *How is it significant?*

'Kinkell', 45 Lansell Road, Toorak is of local architectural, aesthetic and historical significance to the City of Stonnington.

### *Why is it significant?*

'Kinkell', 45 Lansell Road, Toorak is a fine and representative example of a Federation house. It displays typical features of the Federation Bungalow architectural style popular in the 1910s in Toorak and across Melbourne more broadly, including simple massing with large roof planes and rooms in the first floor roof space (Criterion D)

'Kinkell', 45 Lansell Road, Toorak is a well-considered and carefully detailed example of what can broadly be defined as a Federation Bungalow house. The simple design, with square plan and broad gable roofs and distinctive broad window to the first floor roof space, together with the restrained use of distinctive architectural elements, including latticework and simple leadlight glazing, presents a picturesque composition of this architectural style (Criterion E).

'Kinkell', 45 Lansell Road, Toorak has strong associations with Christopher Cowper, who was a prominent Melbourne architect in the early twentieth century. Well known for his Queen Anne style houses in the early twentieth century, this house clearly demonstrates his stylistic development in the later Federation period (Criterion H).

## Historical Themes

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

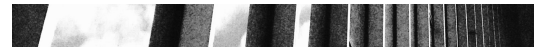
### 8 Building Suburbs

- 8.1 Creating Australia's most prestigious suburbs
- 8.4 Creating Australia's most 'designed' suburbs

## Locality history

The close proximity of the former Prahran municipality to the centre of Melbourne resulted in its early development and growth. The municipality comprised the localities of South Yarra (east of Punt Road), Prahran, Windsor, Toorak (west of Kooyong Road), Hawksburn, and Armadale (west of Kooyong Road). Toorak was part of both the former City of Prahran (majority) and former City of Malvern, divided by Kooyong Road, before their consolidation in 1994 to form the City of Stonnington. The name Toorak derived from 'Toorak House', built by merchant James Jackson in 1850 (and serving as Government House in 1854-1875). The name may have originated from Aboriginal words of similar pronunciation, meaning 'reedy swamp' or 'black crow' (Victorian Places).

The Prahran municipality was first surveyed for farm lots in 1840. Most original Crown grantees subdivided their allotments for resale and a hierarchy of development quickly emerged. The desirable elevated locations immediately south of the Yarra River, in Toorak and South Yarra, attracted residential



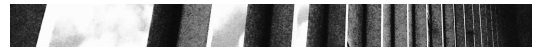
development in the form of substantial houses on large allotments. By 1849, land sales had reached Dandenong Road at the southern extent of the Prahran municipality, in the lower-lying areas that were prone to flooding. Development here comprised dwellings and worker's cottages on smaller allotments (Context 2006:37-40; 2009:11). The commercial area at the junction of Chapel Street and Toorak Road had begun to develop by the mid 1850s. The Prahran Road District was proclaimed in 1854, soon becoming a municipality in 1855, and a Borough in 1863. In 1870 the Borough of Prahran was proclaimed a Town, and then a City in 1879 due to population growth (City of Stonnington [CoS]). In the 1860s and 70s the population of the municipality more than doubled, from approximately 10,000 in 1861 to 21,000 in 1881 (Victorian Places).

In 1860 the private Melbourne and Suburban Railway Company, opened a railway line through Richmond to South Yarra, Prahran and Windsor. In 1878 the Victorian Government purchased the existing railways in the municipality as part of a project to build a line through Oakleigh to Gippsland. The new Oakleigh line, which was opened in 1879, ran through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway line coincided with the start of the land boom that resulted in substantial urban growth. The railway line along the northern boundary of the municipality was established through the Glen Iris Valley from Burnley, establishing Heyington and Kooyong stations, however, the expected residential development in their vicinity stalled during the 1890s, following the economic collapse (Context 2006:65-7).

Cable trams were first established in Toorak Road and Chapel Street in 1888 and 1891 respectively, and major commercial centres grew along these tram routes, particularly Chapel Street. By 1891 the population of the municipality had again doubled from 21,000 in 1881 to almost 40,000 in 1891. By the 1890s, much of the Prahran municipality had been developed, with its population growing at a steady rate from 1891 (Context 2006:69; Victorian Places). The 1893 *Australian Handbook* (as cited in Victorian Places) reported that Toorak was serviced by tramcar and rail, and noted that 'the private buildings in this suburb are generally of a superior description, wealthy Melbourne men having chosen this locality as a place of residence ... It lies high, and affords fine views of the surrounding country' (Victorian Places).

From an early date, large estates in South Yarra and Toorak began to be subdivided, leaving the original mansion surrounded by one or two acres of garden. This subdivision increased in the early 1900s, following the 1890s depression, and particularly in the 1920s when rising labour costs made the cost of servants and maintenance staff prohibitive. During the 1920s, and the economic hardships of the 1930s Depression, many flats were constructed in Toorak and South Yarra and many existing dwellings were converted into shared accommodation. By the end of the 1930s, Toorak had a high percentage of dwellings that were flats. Flats also became fashionable for the wealthy in Toorak and South Yarra as a way of living in a prestigious suburb without the need to sustain a large house, garden and servants (Context 2006:122-5, 145).

By 1927 the Prahran municipality had five electric tram routes: Dandenong Road (1911), High Street (1910), Malvern Road (1915), Toorak Road (1927) and Chapel Street (1926). By 1933, the municipality had a population of 51,000 (Victorian Places; Context 2006:70 & 2009:6). The 1946 *Australian Handbook* (as cited in Victorian Places) stated that the Prahran municipality was largely residential, with a number of factories, 80 acres of parks and gardens, and recreational facilities. Toorak was known as the key residential location with 'many large palatial homes' (Victorian Places). In 1947, the municipality reached its peak population of almost 60,000 people (Victorian Places). The construction of flats continued in the post-war period, and in the 1960s and 1970s considerable apartment and high-rise development occurred, generating community concern (Context 2006:146; Victorian Places). By 1991 the population of the municipality had declined to 42,000. In 2011, Toorak's residential building stock comprised 35% freestanding houses, 16% row houses and 49% flats and apartments (Victorian Places). Toorak remains one of the municipality's most prestigious suburbs and is the location of a number of fine architect designed houses, dating from all periods of development.



## Place history

The last Governor departed from 'Toorak House' in 1875, when owner George Lansell Esquire subdivided Toorak Estate, which was bound by the Yarra River, Orrong Road and Toorak Road (Context 2006:124; SLV). The subdivision created the distinctive intersecting curved streets of Lansell Road and St Georges Road. The subdivision was advertised in 1874 as 'Governor's Park, Vice-Regal Estate, Toorak. Formerly occupied by the Governors of Victoria' (Curtis 1991:3; SLV). The 1905 Melbourne and Metropolitan Board of Works (MMBW) Detail Plans confirmed that the section near 45 Lansell Road formed part of 'The Towers' mansion estate at this date. 'The Towers' was owned from 1905 by Anna Maria White, married woman 'of Lansell Road, Toorak'; the property comprised just over 15 acres on the west side of Lansell Road, south of St George Road ('The Towers' was demolished in 1927). White subdivided the estate, creating Towers Road and Towers Lane, and on-selling lots from 1912 (LV:V3051/F063; MMDDB).

White sold a lot (with an approximately 58 metre frontage to Lansell Road) to Christopher Alfred Cowper, architect of Collins Street, Melbourne, in June 1915 (LV:V3905/F843). Cowper subdivided the land into two lots, selling what is now 45 Lansell Road to Horace Calder, gentleman, in April 1916 (the current 47 Lansell Road was on-sold by Cowper in 1919) (LV:V3905/F843). The 1915-16 rate books recorded that Horace Calder was rated as the owner of Lot 21 (with Cowper's name struck out as the owner, as a later amendment to the entry), which remained land at this date. The following year, the 1916-17 rate books recorded that Horace Calder was the owner and occupant of a 10 room brick house on Lansell Road, with a Net Annual Value of 150 pounds (RB). The house is known to have been designed by architect Christopher Cowper (Context 1993:60; *Argus*, 28 Sep 1956:10). This indicates that the house at 45 Lansell Road was built in 1916; possibly under Cowper's ownership before he on-sold in April 1916.

Just north, Christopher Cowper was also rated in 1916 for the first time as the owner and occupant of a brick house with a Net Annual Value of 350 pounds (RB). This was probably 'Ballara' at 49 Lansell Road (HO160), built in 1915 for Dr. F. Hudson-Eastwood and designed by Cowper.

In 1920, Horace Calder was addressed at 'Kinkell', Lansell Road, Toorak (*Argus*, 10 Apr 1920:15). In 1927, the property was transferred to Arthur Lindhurst Blanning 'of "Kinkell" Lansell Road, Toorak', who retained ownership until his death in 1936 (LV:V3960/F819). The 1931 and 1932 electoral rolls addressed Blanning at 'Cheslehurt' Lansell Road, Toorak, suggesting a later name of the property (Electoral Roll 1932:9). Subsequent owners were the Deasey family from 1940, Levines from 1958 and the Hershans from 1985 (LV:V4040/F946).

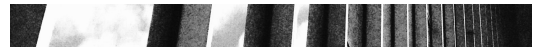
Council valuation records indicate that a permit was granted for alterations and additions to the house in 1985, comprising extensive internal works. In 1988 a permit was granted for a brick garage and a brick fence (Valuers Field Book). In 1998, an existing carport located behind the brick garage fronting Lansell Road, was converted into a garage, and in 2010 the garage was again extended to the rear (west) (SCC PF).

A local newspaper featured the house in 2015, reporting on the recent renovation of the house by MBA Design Group before its sale. The article reported that the house retains original timber panelling to the interior, a timber staircase and hexagonal leadlight windows to the facade and rear of the house (*Weekly Review*, 11 Feb 2015). Real estate photos at this date showed the interior and what was probably original timber panelling, and a large room with exposed timber trusses and further timber panelling (realestate.com.au).

## Christopher Cowper, architect

Christopher Alfred Cowper (1868-1954) was a Melbourne architect and property developer. He arrived in Melbourne from South Africa in 1883 and was articled to Evander McIver before starting his own practice by 1892. He ceased working as an architect for a period before returning to practice c1907, setting up an office at 359 Collins Street, Melbourne. During this period his key work was the design of 33 houses for the Grace Park Estate, Hawthorn, designed in the Queen Anne style.





Cowper is known to have designed a number of houses and commercial buildings in middle-class Melbourne suburbs, including Camberwell, Kew and Canterbury, becoming renowned for his Queen Anne style houses. Key examples of this style are his own house at 14 Studley Avenue, Kew (c1907) (HO142, Boroondara Planning Scheme) and 'Constantia' at 9 Hilda Crescent, Hawthorn (1907-12) (HO152, Boroondara Planning Scheme) (Lewis & Aitken 1992:39). Other examples of his work are 62 Riversdale Road, Hawthorn (c1910) (HO112, Boroondara Planning Scheme) and 4 Mernda Road, Kooyong (c1890-c1918) (HO181, Stonnington Planning Scheme). His works also included the attic house at 45 Lansell Road, Toorak (1916), the Georgian Revival house at 25 Hopetoun Road, Toorak (1916) (demolished) and the 'English vernacular influenced attic villa' on Broadway, Camberwell (c1915) (HO159, Boroondara Planning Scheme). His domestic work exhibits 'great refinement in detail and composition. His highly individual handling of joints and bracket details is especially skilful, and adds not only visual interest to the houses, but also imparts a craft-like quality to his architecture' (Logan 2012:179).

From c1915, Cowper appeared to have played a limited role in architectural design. In 1921 he formed Chris A. Cowper, Murphy & Appleford with Gordon Murphy, his chief designer and Reginald Appleford, draftsman. In the 1920s, Cowper appears to have focussed on real estate and finance, as a speculative builder and developer, but remained part of the firm until 1949 (Logan 2012:179; Lewis & Aitken 1992:39).

### Description

The dwelling at 45 Lansell Road is an attic storey, detached Federation Bungalow. Designed by architect Christopher Cowper, the dwelling has a square emphasis in plan, with distinctive cross-ridged gable form and refined details that reflect the Federation Bungalow style. Constructed in 1916, the dwelling remains in good condition.

The walls are constructed of brick (overpainted), with roughcast render above stringcourse level and with an expressed rendered sill and rendered quoins to the corners. The roof is clad in Marseilles tiles with three tall brick chimneys (overpainted), one which retains its original terracotta chimney pot (Figure 2). The prominent gable form, with smaller projecting gable end have deep eaves lined in timber boards and roughcast with timber lattice to the gable ends (Figure 2). The main gable has a broad Diocletian window to the attic level (Figure 2). The ground floor windows are timber casements with highlights (Figure 3). A small, single-storey room projects off the north elevation of the dwelling, with a Marseille tiled roof, stepped brick corbelling to the gable end and an unusually tall chimney (Figure 4).

The site is bounded by a modern rendered masonry fence (constructed in 1988), with pointed piers and undulating masonry infill. A modern single-storey garage, constructed in 1988, is located on the south side of the dwelling, with brick quoining to match the main dwelling and a modern carport (1998) to the rear (Figure 5).



Figure 2. Chimney and gable detail (GJM Heritage/Purcell, June 2016)



Figure 3. Ground window detail (GJM Heritage/Purcell, June 2016)



Figure 4. The small room projecting off the north elevation and its unusually tall chimney (GJM Heritage/Purcell, June 2016)



Figure 5. Modern garage and carport (GJM Heritage/Purcell, June 2016)

### Integrity

The house retains a high degree of integrity to the Federation Bungalow 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

‘Kinkell’, 45 Lansell Road, Toorak is of note as a representative and intact example of the Federation Bungalow style which peaked in Victoria in the 1910s and led to the California Bungalow style of the Inter-War period. The principles of the Arts and Crafts movement in Britain were promoted in America in the early twentieth century and led to a popular bungalow style of house, which was simple and unpretentious. American journals publicised this style and this was repeated by architects and builders in Australian periodicals from the late 1900s. The houses varied greatly in style; however all shared simple and unpretentious qualities and expressed an honesty in their use of materials.

The resulting Federation Bungalow house was typically single-storey and cast off the picturesque complexities of the Federation Queen Anne style. Massing was simple and roof planes broad and simple, often extending over a deep verandah. Typical characteristics include wide eaves and exposed rafters, prominent gable verges, and dormers or balconies in the first floor roof space. Walls are typically of face brickwork, roughcast render and timber shingles, roofs are generally tiled and verandah roofs are supported by masonry piers or simple, sturdy posts.

Leading Melbourne architects designed houses in the Federation Bungalow style principally from 1910 and the style was commonly adopted in developing suburbs such as Malvern and Glen Iris and in established areas such as Armadale and Toorak. A house designed by Oakden and Ballantyne for Harry Martin and built in Toorak Road, Malvern in c1908-10, was considered amongst the first and most outstanding bungalow designs in Melbourne. Since demolished, this house displayed a simple high-pitched transverse gable roof which continued to form a front verandah, a simple dormer, shingled walls and sturdy verandah supports.

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

- HO336 1 Spring Road, Malvern
- HO343 Wombalana, 704 Toorak Road, Malvern



These two dwellings have been recognised as fine examples of the simple Federation Bungalow style in the City of Stonnington. They both display individual characteristics of the Federation Bungalow style as follows:

- 1 Spring Road, Malvern (possibly designed by G F Ballantyne although this has not been confirmed, 1911) is a simple bungalow design which displays typical characteristics of the Federation Bungalow style. The front facade of the single-storey red brick house is symmetrical with central entry stairs and symmetrical window bays within a wide verandah. The main terracotta-clad roof form is a broad gable which is hipped over the verandah and is interrupted above the front entry by a hip roof projecting porch. An unusual verandah balustrade is formed from brickwork.

The citation states that *'1 Spring Road is of regional significance for its strong building forms, its expansive front verandah and the detailing of the brickwork, especially the verandah columns as well as for its relatively high level of intactness.'*

- Wombalana, 704 Toorak Road, Malvern (W A M Blackett, 1916) is a simple but striking form of the Federation Bungalow style. The main roof of the single-storey timber house is a gable set perpendicular to the road. The front shingle-clad gable end dominates the facade with deep eaves supported by simple timber struts, and this gable covers a verandah with lattice work detail. The top apex of the gable has a slim horizontal band of double louvres. Rafter and joist ends are exposed and timber struts are repeated around the building. A large side gable repeats the detailing of the front gable.

The citation states that *'Wombalana is of regional significance for its unusually simple design of the verandah, Craftsman detailing and building forms, which create a distinctive architectural character to this building. It also illustrates the social desirability of trend setting weatherboard houses at this period.'*

'Kinkell', 45 Lansell Road, Toorak was built in 1916 and, like the above examples, it displays a large range of characteristics that have associations with the Federation Bungalow style. These include:

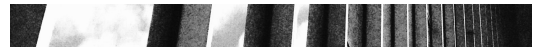
- Simple massing with square plan
- Large transverse gable roof and broad main gable to the street frontage
- Large and subsidiary gable ends with lattice screen ventilators at both apexes
- Simple tall chimneys
- First floor room in roof space with broad segmental window to street front
- Roughcast render to upper walls and gable ends
- Polygonal bay windows with simple geometric glazing bars

#### *Work of architect Christopher Cowper*

Christopher Cowper is best known for his Federation Queen Anne style houses in the first decade of the twentieth century, particularly in the suburbs of Kew, Camberwell and Hawthorn. The latter included the design of 33 houses in the Grace Park Estate between 1908 and 1910. Cowper has also been credited with the design of Federation Queen Anne style houses in the Gascoigne Estate Precinct (HO133).

Cowper designed the two-storey house, 'Ballara' at 49 Lansell Road, Toorak at a similar time to 'Kinkell' at 45 Lansell Road. 'Ballara' was built for Dr F Hudson-Eastwood in c1915 and is included in the Heritage Overlay of the City of Stonnington Planning Scheme (HO160).

'Ballara' is a simply massed roughcast rendered building with hipped, tiled roof, tall plain rendered chimneys, exposed rafter ends, window bays, large supporting timber brackets and an unusual balcony angled to the north-east. The citation describes the house as a representative example of Cowper's transitional work from the Queen Anne style to the simpler designs that followed as a reflection of overseas trends, particularly the bungalow style from North America.



At 'Kinkell', 45 Lansell Road, Toorak, Cowper's work more clearly displays the development of Cowper's work from the Queen Anne style to the Federation Bungalow style.

### 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).*

'Kinkell', 45 Lansell Road, Toorak is a fine and representative example of a Federation house. It displays typical features of the Federation Bungalow architectural style popular in the 1910s in Toorak and across Melbourne more broadly, including simple massing with large roof planes and rooms in the first floor roof space.

**Criterion E:** *Importance in exhibiting particular aesthetic characteristics*

'Kinkell', 45 Lansell Road, Toorak is a well-considered and carefully detailed example of what can broadly be defined as a Federation Bungalow house. The simple design, with square plan and broad gable roofs and distinctive broad window to the first floor roof space, together with the restrained use of distinctive architectural elements, including latticework and simple leadlight glazing, presents a picturesque composition of this architectural style.

**Criterion H:** *Special association with the life or works of a person, or group of persons, of importance in our history.*

'Kinkell', 45 Lansell Road, Toorak has strong associations with Christopher Cowper, who was a prominent Melbourne architect in the early twentieth century. Well-known for his Queen Anne style houses in the early twentieth century, this house clearly demonstrates his stylistic development in the later Federation period.

### 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:

City of Prahran Rate Books (RB), Toorak Ward: 1915-16, entries 1049, 1050; 1916-17, entries 1050, 1051.

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 (1993), *City of Prahran Conservation Review*, Vol 4: A2 Buildings.

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

Electoral Role (1932), Division of Fawkner, Toorak.

John Curtis Pty Ltd (Nov 1991), *Toorak Residential Character Study*, for the City of Prahran.

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

Lewis, Nigel & Richard Aitken (1992), *City of Malvern Heritage Study*.

Logan, Cameron (2012), 'Chris Cowper' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, p. 179.

Melbourne and Metropolitan Board of Works Detail Plan No. 933 (1905), No. 934 (1905).

Melbourne Mansions Database (MMDB), copyright Miles Lewis, Record Nos. 396, 1532.

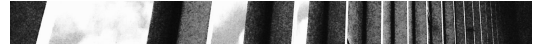
Realestate.com.au (2015), '45 Lansell Road, Toorak Vic 3142',

<<https://www.realestate.com.au/sold/property-house-vic-toorak-118931983>>, accessed 6 February 2017.

State Library of Victoria (SLV), online collection: 'Governor's Park, Vice-Regal Estate, Toorak : formerly occupied by The Governors of Victoria', dated 1874.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. 7275.390; 7275.390BL (B36600-2526), BL1165/20090480, BL1165/20100931,

The Argus.



The Weekly Review, 'House of the Week | Toorak: 45 Lansell Road' by Maria Harris, <<http://www.theweeklyreview.com.au/domain/homes/1832251-house-of-the-week-toorak-45-lansell-road/>>, accessed 6 February 2017.

Valuers Field Book (1968-1994), City of Prahran record for '45 Lansell Road'. Provided by Stonnington History Centre.

Victorian Places, 'Prahran', 'Toorak' & 'South Yarra', < <http://www.victorianplaces.com.au/>>, accessed 8 March 2017.