

THE PINES – DOCTOR’S RESIDENCE & SURGERY (FORMER)

Address	181 Koornang Road, Carnegie
Significance	Local
Construction Dates	Circa 1938
Period	Late Interwar
Date Inspected	Early 2019



Statement of Significance

What is Significant?

The Interwar period, former doctor's residence and surgery at 181 Koornang Road, Carnegie, known as *The Pines*, is significant. The significant elements include its form (consisting of symmetrical two storey house, single storey surgery and garage), chimneys, and original material palette of glazed roof tiles, clinker brick walls with cream tapestry bricks to the entry, and timber-framed, multi-paned openings.

Later additions at the site, including the single storey rear flat, glass conservatory and front garden landscaping, are not significant.

How is it Significant?

The Pines is of local historical and aesthetic significance to the City of Glen Eira.

Why is it Significant?

The Pines has historical significance as one of the few substantial dwellings erected in the area during first half of the 20th century reflecting Carnegie's suburban consolidation. Constructed circa 1938 for the doctor, Jack McFarlane Fone, to a design by Austin Bramwell Smith, it is a rare example of an architect designed house in the area and the probably of the typology of the

doctor's residence with attached surgery, for which it was employed for at least three decades (circa 1938 to 1970). By its scale, it also reflects the high social status held by doctors. (Criterion A)

The Pines has aesthetic significance as a well composed and largely intact example of the Georgian Revival style, with its late Interwar period origins denoted by its employment of clinker brick. Its principal characteristics, including its hip roof, symmetrical composition, restrained but formal design, tapestry brick arch to the entrance and multi-paned windows with louvred shutters, provides it with a stately, well-to-do character typical of the style. It is also the singular example of this idiom on such a large-scale in the area, and likely one of a limited number in the municipality. (Criterion E)

Description

The Pines is a freestanding and double fronted, two storey house with an attached single storey side wing, centred on a large allotment (approximately 1,290m²), providing it with a comparatively deep front garden. The house has a hip roof with a rear M-profile, clad in glazed terracotta tiles, and eaves with white painted timber fascia and ventilated soffits. There are two tall chimneys and external breasts to the northern elevation.

The house and surgery are constructed of clinker brick in stretcher bond, indicating a late 1930s construction date. Typical of its Georgian Revival styling, its façade of the main part is symmetrically configured with a recessed porch defined by a circular arch of light coloured tapestry bricks – comprised of voussoirs and larger 'keystone'. The door is not visible as it is concealed by a decorative grille. In the original drawings, a pair of elaborate rainheads with bracketed square downpipes were depicted but appear to have been replaced.

All visible openings are timber-framed and multi-paned, currently painted white. To the ground floor, flanking the entrance, are two faceted bay windows with metal concave roofs. The northern bay retains its original French doors while those to the southern bay have been replaced with a fixed window, all multi-paned. Above the entrance is a cantilevered concrete balcony with a decorative metal balustrade with scroll-like balusters and French doors. To the first floor are also two double-hung sash windows with louvred timber shutters.



Koornang Road frontage



Koornang Road frontage, facing south-west

Windows to the side and rear elevations of the house are individual or paired sashes. According to the original drawings, windows towards the front of the building were multi-paned, while those to the rear had single panes. The top of an arched window – providing light to the original internal stair well – is evident above the roof of the surgery (southern elevation). It has a tapestry brick surround and is bordered by two smaller square shaped windows.

The single storey surgery is set slightly back from the façade. It has a front hip roof and to its rear, a flat roof with parapet, possibly clad in metal sheeting. There is a large street-facing sash window to its façade and its public side entrance, is expressed by recessed entry with concrete hood and bracket. A separate arched door provides access to the rear of the property.

Attached to the rear of the wing is a compact and flat roofed garage. Contemporary to house and surgery, the garage underwent modifications in the late 1950s to facilitate the erection of a single storey section (a flat) in brick with a flat roof to the south-west corner of the site. This development entailed the partial demolition of the garage's rear and the addition of ancillary spaces along its northern elevation. The metal roller door is not original.



Koornang Road frontage, facing north-west



Detail of former surgery and garage

The glass conservatory attached to the rear elevation of the house is a later addition. The front of the site has been recently reconfigured with a semi-circular driveway, the fence of clinker brick piers and metal palisades, and the two Canary Island Date Palms (*Phoenix canariensis*).¹

History

The subject site formed part of Crown Allotment 108 of the Parish of Prahran, first granted to W Smith, a major land owner in the vicinity of Neerim and Koornang Road.² Only sparsely developed from the mid-1850s, most of this locality consisted of orchard, market gardens, 'heath-dotted' paddocks, and natural swamp at the time it was acquired by William Murray Ross in 1874.³

An English migrant and merchant-cum-speculator, Ross held ambitions to establish a private suburb in the district, a project he promoted as 'Rosstown'. It was intended that this development be centred on his sugar beet processing mill (constructed 1875) that was to be connected to Elsternwick by a dedicated railway (redundant at its completion in 1888).⁴ Derailed by the failing of the mill and sluggish land sales, the 'Rosstown' venture faltered and its creditors began offering large sections of the estate for sale from the late 1870s. Against this background, husband and wife, John and Jane Watters, acquired most of Allotment 108 in 1879 (approximately 1.6 hectares).⁵

Identified as a 'seedman', it is not known whether John utilised his purchase as a commercial garden, a development common to the district and Koornang Road at this time, or simply as a residence. However, from the early 1890s, the Watters were recorded as occupants at the property, residing in a masonry house named *Cowrie*.⁶ Ownership of the Watters's holding passed to their sons, John and Thomas, in 1892.⁷ The 1915 MMBW plan, reproduced below, depicts the earlier dwelling and various outbuildings as situated on the subject allotment.

¹ '181 Koornang Road', Google Street View, depicting November 2009

² Initial dates of purchase are not provided on the Prahran Parish Plan (VPRS 16171, P1, Plans Ne-R); however, it is known that Crown land was purchased in the Caulfield area, close to Kooyong and Balaclava Roads, from the early 1850s and then progressively sold in large blocks to the east and south until the mid-1860s, by which point much of the Carnegie area had been alienated (Peter R Murray and John C Wells, *From sand, swamp and heath – A History of Caulfield*, Melbourne, 1980, p2)

³ D F Jowett and I G Weickhardt, *Return to Rosstown: Railways, land sales and sugar beet ventures in Caulfield*, Rosstown Historical Research Group, Mordialloc, Victoria, 1978, p16; 'Carnegie', *Victorian Places*, 2014, <www.victorianplaces.com.au/carnegie>, accessed 22 February 2019; and Certificate of Title, vol.695, folio 963

⁴ 'Special Advertisements: The New Suburb of Rosstown', *Argus*, 31 March 1875, p4; and Jowett and Weickhardt, *Return to Rosstown*, pp16-20

⁵ Certificate of Title, vol.1153, folio 477

⁶ John Watters was first listed in residence to Koornang Road, in the vicinity of Neerim Road, by the 1892 *Sands & McDougall's Directory*

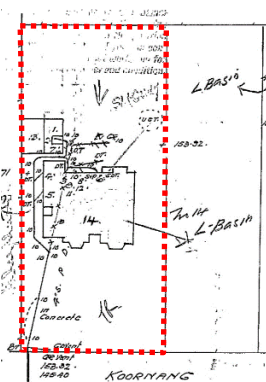
⁷ Certificate of Title, vol.2453, folio 442



The extent of the Watter’s holding in 1915 is outlined with red, with Cowrie – located on the subject allotment indicated by the blue arrow
 (Source: MMBW detail plan 2779, Caulfield, dated 1915, SLV)

Likely motivated by the surge in residential development across early 20th century Carnegie, the Watters progressively subdivided the property between 1909 and 1915, though retaining ownership of the south-eastern corner of their holdings.⁸ This parcel was not broken up until 1923, when a ‘retired (Gippsland) grazier’, William Burdett Poole, purchased the subject site, in which Cowrie was situated.⁹

The Poole family retained ownership of the site until October 1937, when it was brought by the ‘medical practitioner’, Jack McFarlane Fone. As depicted by the Plan of Drainage, dated April 1938 and reproduced below, Fone’s tenure by this point had already resulted in the demolition of Cowrie and its replacement with the subject building, *The Pines*. On this basis, a late 1937 or early 1938 construction date for the house, surgery and garage can be concluded. This plan also records T E Milburn, a contract builder active across south-east Melbourne, as the ‘Agent’, which suggests he was engaged to undertake the construction.¹⁰



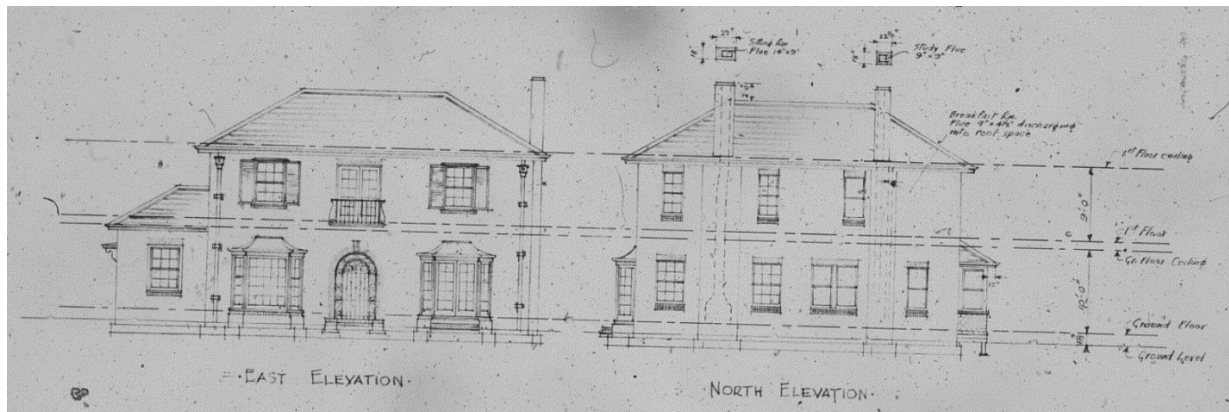
The subject site, outlined in red, with the footprint of *The Pines* and its various drainage connections and fixtures detailed
 (Source: Plan of Drainage, detail no.277, plan 110861, dated 13 April 1938, South East Water)

⁸ Certificate of Title, vol.2453, folio 442
⁹ Certificate of Title, vol.4783, folio 595; and ‘Late Country News’, *Age*, 19 June 1930, p15
¹⁰ ‘Advertisement’, *Herald*, 3 April 1935, p20

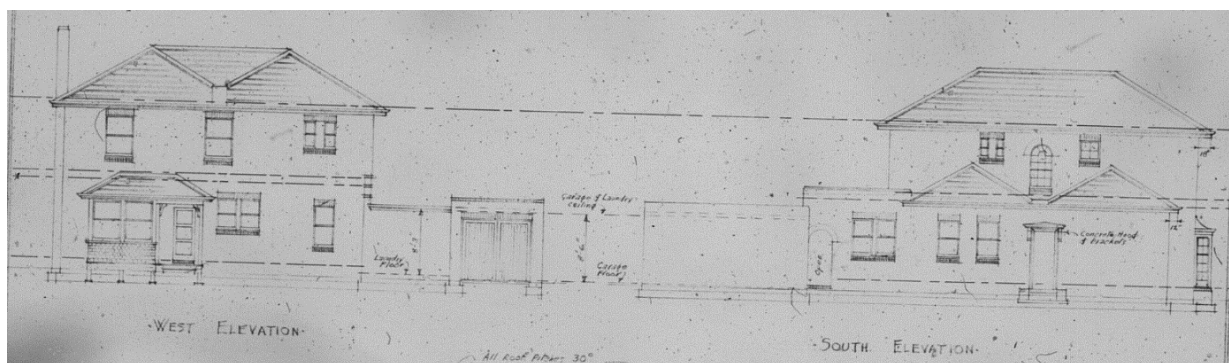
Elevations and floor plans were lodged with the City of Caulfield (now Glen Eira), providing the name *The Pines* for the development. Reproduced below, they depict the residence with the purpose-built attached surgery and garage as well as an unmistakable Georgian Revival character. Promoted by several eminent Australian architects and popularised by trade press and magazines, this style was associated with conservative elegance and taste. Architect designed examples were favoured by the affluent throughout the Interwar period.

To ground floor of *The Pines*, the plans detail a formal arrangement of rooms, including both dining and sitting rooms, a study, and quarters for a live-in domestic (the 'Maids Room', a rare allocation of space by the late 1930s). The first floor encompassed four bedrooms and a 'sleep out'. The attached wing is detailed as containing a small lobby and 'Waiting', 'Surgery' and 'Examination' rooms. A narrow covered passageway separates this part from a small laundry and bathroom.

The plans also identify Austin Bramwell Smith (1898-1975) as the designer. Melbourne and Perth based, Smith was described in the early 1930s as a 'leading city architect',¹¹ although neither his work nor practice appear to have received any sustained attention. Bramwell's best known projects resulted from his partnership with the more noted architect, Rodney Alsop, including the Columbarium at Box Hill Cemetery (1929) and West Australian Match Company's factory in West Perth (1931).¹² This brief collaboration ended with Alsop's sudden death in 1932. Bramwell is also known to have designed his own home in the Cape Cod cottages style at Orford Avenue, Kew (H0604) in 1937-38. Interestingly, a newspaper article from the 1990s, in which *The Pines* is promoted for sale, suggests that the design of the house was based on Mrs Fone's desire to replicate the character of her parent's Toorak residence.¹³



Application drawings of subject building's east and north elevation
(Source: Building file, City of Glen Eira, permit no. 2971)

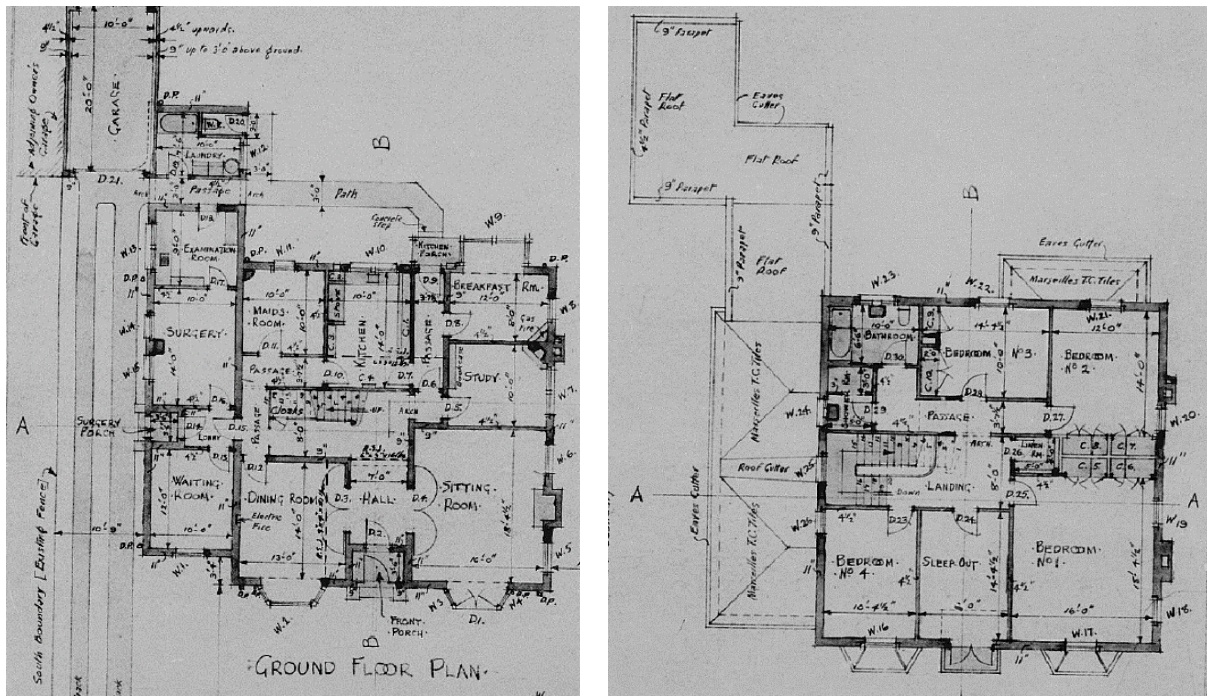


Application drawings of subject building's west and south elevation
(Source: Building file, City of Glen Eira, permit no. 2971)

¹¹ 'Women's Radio Service', *Weekly Times*, 23 May 1931, p2

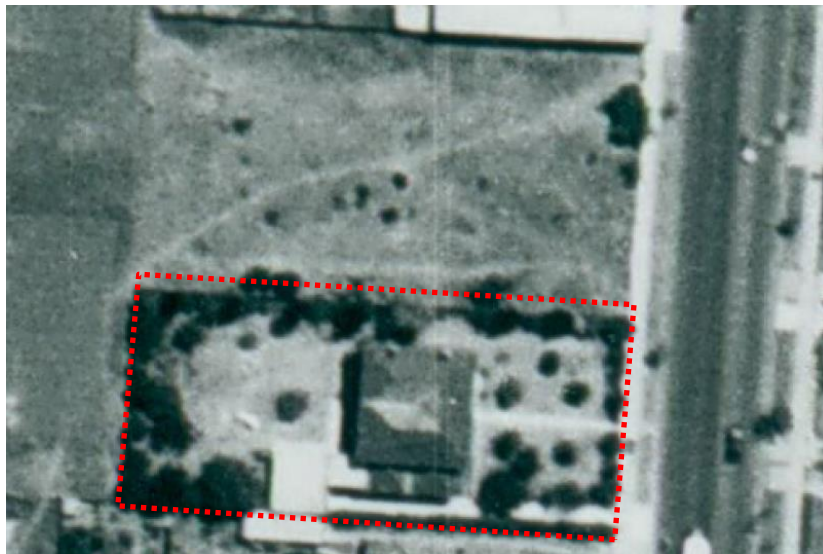
¹² George Tibbits, 'Alsop, Rodney Howard (1881-1932)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, accessed <<http://adb.anu.edu.au/biography/alsop-rodney-howard-5007>> on 1 March 2019; and 'Personal', *Argus*, 18 October 1928, p7

¹³ Kevin Norbury, 'The doctors' house is up for sale', *The Age*, 17 October 1990, p47



Plans - ground floor (left) and first storey (right), circa 1938
 (Source: Building file, City of Glen Eira, permit no. 2971)

The house, attached surgery, garage and early landscaping is depicted in the 1945 aerial photograph, reproduced below.



1945 aerial - subject site outlined – with Koornang Road right of frame
 (Source: Landata, Melbourne and Metropolitan Area Project, Proj. no. 5, Run 14, Frame 57711)

Prior to the construction of *The Pines*, the *Sands & McDougall's Directory* listed Fone as operating as a doctor from 250 Koornang Road, Carnegie, from at least 1930. In the 1942 edition, Fone is listed at the site as a medical practitioner.

Another doctor, N B Cullen, acquired the property in 1953.¹⁴ He later sold it to Dr Stanley J Ingwersen in 1959.¹⁵ Ingwersen appears to have continued to operate a general medical practice at the site until his death in 1970.¹⁶

¹⁴ Certificate of Title, vol.4783, folio 595
¹⁵ Certificate of Title, vol.4783, folio 595
¹⁶ K Norbury, 'The doctors' house is up for sale', Age, 17 October 1990, p47

Early during the Ingwersen occupancy, a single-storey flat was erected in the south-west corner of the site, requiring the partial demolition of and modification to the garage.¹⁷ Plans for this addition are held by Council.¹⁸

Thematic Context/Comparative Analysis

City of Glen Eira Heritage Management Plan – vol. 1 (Historical Background):

- Suburban Expansion and Consolidation (1920s-1930s)

Known comparable places in the City of Glen Eira:

To date, only a small group of Interwar period residences have been included as an individual overlay in the Schedule to the Heritage Overlay and/or identified in the HMP as significant, though many are included within precincts. Within the first group, there are two other residential buildings which partly reflect the Georgian Revival style, or at least a classicising influence, which was otherwise uncommonly employed for residential buildings at this time:

- 30 Elizabeth Street, Elsternwick ('significant' within HO72 – Elsternwick Estate and Environs) – a substantial two storey, house built in 1937. Largely obscured from the street, it is mostly rendered with tapestry brick plinth, etc. It appears to be designed in more of a hybrid manner, not uncommon at this time as it displays some aspects of the Georgian Revival and Old English styles.
- 6 Sidwell Avenue, Elsternwick (HO64) – two storey flats built between 1928 and 1931 with red brick walls and rendered bays. The façade is broadly symmetrical and Tuscan order columns are employed to the entry canopy and portico.

Other substantial houses, often located on major thoroughfares, were designed in one of the popular, contemporary styles of the Interwar period. Examples, one of which is also recommended for an individual heritage overlay, include:

- *Idamere*, 705 North Road, Carnegie (HO134) – striking large, two storey Moderne style house with brick and rendered walls. Built 1940-44 on a prominent corner location, it has steel-framed windows and extensive use of waterfall element (such as to the parapets and the partly detached chimney).
- *Linlithgow*, 4 Linlithgow Avenue, Caulfield North (HO41) – large, two storey Moderne style house with rendered walls and brick plinth. Prominent curved corner section with parapet to front, partly concealing the hipped roof. Timber-framed windows, some sashes with horizontal glazing bars. Date of construction not defined.
- 118 Jasper Road, Bentleigh (HO119) – a large Bungalow style house in red and brown brick with some render. Prominent front porch with paired arches. Date not known, but likely mid-1920s.
- *Avalon*, 8 Sidwell Avenue, St Kilda East (HO82) – a large brick and render bungalow including a prominent and unusual first floor terrace with paired columns. Built 1926-28, by builder/developer Charles T Suhr.
- Tyers' Residence, 1118 Dandenong Road, Carnegie (recommended for a HO) – large, single storey Moderne style house in render and tapestry brick detailing. The building was constructed by and for a locally based builder.

Modest houses with some influence of the Georgian Revival style are evident within some of the (largely) Interwar period precincts in other suburbs within the municipality but also one proposed precinct in Carnegie:

- Albert Flatman's Estates (recommend for a HO) – a few houses in Shepparson Avenue, primarily the single storey houses at nos 50 and 54, which display near symmetry, a formal entrance defined by a porch with classical columns. These examples however are indicative of the idiom as deployed by speculative builders, mostly in 'dressing' the façade of a typical suburban house rather than a cohesive design.

The architectural output of Bramwell has not been widely researched and assessing this aspect of the site's significance has been necessarily limited.

Condition

Good

Integrity

Largely intact

¹⁷ K Norbury, 'The doctors' house is up for sale', p47

¹⁸ '181 Koornang Rd, Caulfield', Permit No. 23996, Adds, undated

Previous Assessment

N grade (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 35, 1990.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with no. 181 Koornang Road, Carnegie.



Recommended extent of Heritage Overlay.
(Source: Nearmap, January 2019)