

## TRURO

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<b>Address</b>	185 Koornang Road, Carnegie
<b>Significance</b>	Local
<b>Construction Dates</b>	Circa 1914-15
<b>Period</b>	Late Federation
<b>Date Inspected</b>	Early 2019



### Statement of Significance

#### What is Significant?

The late Federation period house, initially named *Truro*, at 185 Koornang Road, Carnegie, is significant, especially its form and scale, picturesque roofscape including chimneys and clad in slate with terracotta ridge capping, distinctive detailing to the gable ends, and original openings (some with stained glass).

The single storey weatherboard additions to the rear and side of the house are not significant.

#### How is it Significant?

*Truro* is of local historical and aesthetic significance to the City of Glen Eira.

#### Why is it Significant?

*Truro* has historical significance as a large-scale villa constructed of brick and slate as this combination of materials was rare during the key early 20<sup>th</sup> century development phase in the area, which was predominantly characterised by more modest weatherboard houses with less elaborate detailing. Built circa 1914-15 for the Allen family, the relative grander of *Truro* is illustrative of the growing affluence of the area with high grade villas to main roads. (Criterion A)

*Truro* has aesthetic significance as a fine, mostly intact, example of a late Federation period villa in the Queen Anne style. Its principal elements, including its asymmetrical massing, complex roofscape clad in slate with terracotta ridge capping, distinctive gable ends, lead lighting detail, and combination of finishes, are indicative of the Arts and Crafts influence and the picturesqueness associated with the idiom. (Criterion E)

## Description

*Truro* is a freestanding and single storey villa is situated on a comparatively small allotment (approximately 1046m<sup>2</sup>), the result of past subdivision. The house is considerably obscured by several mature plantings to the front garden, which is unfenced. There is concrete driveway/path to both side boundaries, the northern one of which extends to a curved pedestrian path to the house.

The Queen Anne style house has a gambrel roof that is splayed to the return verandah and three projecting gables, all clad in slate. There is decorative terracotta hip and ridge capping and terracotta finials surmount the gables, including a prominent dragon finial to the corner gable end. Other roofscape elements are three chimneys (overpainted) with an upper rendered band, plain cap, and dual terracotta pots and exposed rafter ends. The gable ends are the most distinctive aspect of the design and include decorative bargeboards, a fretwork screen, lower beam with oval motifs, and brackets. The walls of brick in stretcher bond – likely indicative of brick cavity walls in this era – have been overpainted. As evidenced beneath the peeling paint to the verandah balustrade, bricks are red, typical of the period/style, and possibly tuck-pointed to the facade.

The Queen Anne idiom was used extensively throughout Australia during the Federation period (generally, the mid-1890s to circa 1915). In a response to the formal symmetry of much Victorian period architecture, many dwellings were orientated diagonally to the street. An effect that was popularly understood to create a more pleasingly irregular and picturesque appearance. This has been achieved at *Truro* by way of an off-centre entry, deep return verandah with obliquely orientated corner gable, extending between two prominent bays with similar detailing (east elevation/façade and northern elevation), although the north bay has been partly modified. A varied material palette and detailing, including the roughcast finish and timber (bargeboards, screens and brackets to the gable ends) indicate the influence of the Arts and Crafts Movement on the style and the former's emphasis on material honesty and the combination of utility with beauty.



Central and northern gable



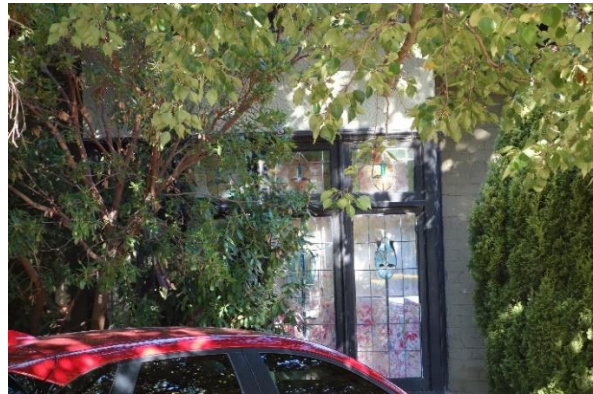
Detail of northern gable above modified bay

The verandah/porch has a lower wall with piers on which are square, fluted Tuscan order columns, a format which is associated with the emerging (Federation) bungalow style. Whilst this section appears to be original, there may have been partly modified as it had been enclosed during the late 20<sup>th</sup> century. The northern end has been enclosed (where the porthole window is located), but this is probably a relatively early alteration (as it also has a typical early 20<sup>th</sup> century door type), and the deck is concrete. The door ensemble is probably original consisting of timber door with upper pane and sidelights with decorative glass.

Bay windows were originally square with a bank of casements and toplights, with Art Nouveau-inspired leadlight detailing and stained glass. This format is intact to the façade bay and partly altered to the northern bay, in order to facilitate the introduction of a driveway in this section of the site (after the allotment was subdivided). Although the presence of casements with toplights (leadlighting) suggests that the original windows have been reused to the north side. The detail of the southern bay is not apparent from the perimeter.



Street frontage from south



Detail of front bay with lead lighting

A single storey, skillion roofed, weatherboard addition has been constructed to the rear, which is partly visible from the north.

## 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.<sup>1</sup> 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 incorporated into the large holding of William Murray Ross in 1874.<sup>2</sup>

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).<sup>3</sup> 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. At this time (1880) the Caulfield-based 'merchant', Henry Barkley Clutton, acquired just over a one-acre (0.4 ha) of this land between Koornang Road and Truganini Road, which included the subject site.<sup>4</sup>

This block had a succession of owners, including Thomas Evans, the Rosstown State Schoolmaster in 1884, the English and Scottish and Australian Chartered Bank in 1891, and Francis Findlay in 1912, who was resident of *Ingeneuk*, the heavily modified extant Italianate weatherboard villa immediately south of the site (no.187 Koornang Road). Likely motivated by the surge in residential development across early 20<sup>th</sup> century Carnegie, Findlay subdivided his holding and Ellen Kean Allen, identified as a 'married woman', procured approximately half an acre, with a frontage to Koornang Road, in October 1913.<sup>5</sup>

The Allen family appear to have been the first to build at the subject site, with the *Sands & McDougall's Directory* listing Albert Edward Allen, Ellen's husband, in residence at the site in its 1915 edition, having not listed the site as occupied the previous two years. This suggests a construction date of the extant subject house between 1914 and 1915. Albert is listed in the City of Caulfield rate books as an 'Inspector', a white collar job.<sup>6</sup> He and his wife occupied the site until circa 1923.<sup>7</sup>

<sup>1</sup> 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)

<sup>2</sup> 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](http://www.victorianplaces.com.au/carnegie)>, accessed 22 February 2019; and Certificate of Title, vol.695, folio 963

<sup>3</sup> 'Special Advertisements: The New Suburb of Rosstown', *Argus*, 31 March 1875, p4; and Jowett and Weickhardt, *Return to Rosstown*, pp16-20

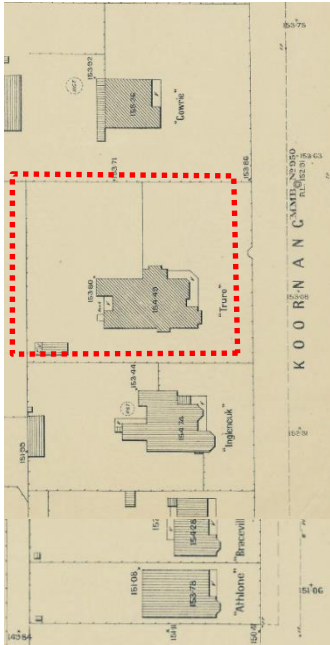
<sup>4</sup> Certificate of Title, vol.1177, folio 376

<sup>5</sup> Certificate of Title, vol.3727, folio 343; Thomas Evans does not appear to be the same Thomas Evans who acquired the 'Lisava Estate' associated with 24 Elliot Avenue, Carnegie (proposed for listing)

<sup>6</sup> See City of Caulfield rate book, 1909-11

<sup>7</sup> *Sands & McDougall's Directory*, 1923

Their residence, named *Truro*, is depicted in the 1915 MMBW plan, reproduced below.<sup>8</sup> According to this plan, *Truro* was the first brick Federation-era house erected in this section of Koornang Road, as the other residences shown as smaller in scale, generally weatherboard and in form more typical of the Victorian period. The nearby section of the east side was largely undeveloped with only one house at this stage. At the time of its construction, the dwelling would have likely manifested as a large and picturesque 'villa' situated in an expansive garden befitting of its main street siting. It was likely architect designed, although no individual or practice has been identified.



1915 MMBW plan showing the cluster of houses to the west side of Koornang Road subject site outlined (Source: MMBW detail plan 2779 and 2780, Caulfield, dated 1915, SLV)

A 1923 sale advertisement is suggestive of this perceived quality:

This magnificent modern brick villa, of 7 rooms and conveniences with slate roof on land 132 x 165, in lawns and garden, with good garage, was built pre-war of the best materials... The rooms are all large and lofty, and in perfect order and good condition.<sup>9</sup>

The 1931 aerial photograph depicts the dwelling and its double allotment garden being intact, and probably with a garage in the south-west corner of the site.



1931 aerial photograph of the subject site, with its then larger grounds outlined in red. (Source: Maldon Prison, Project no.1931, Run 26, Frame 2474)

<sup>8</sup> Perhaps a reference to the town of Truro in Cornwall, England

<sup>9</sup> 'A Magnificent Caulfield Villa', *The Herald*, 30 May 1923, p4

The grounds of the site were subdivided in 1936, with the northern section of the garden creating the property of no.183 Koornang Road; leaving the site with roughly a quarter-acre.<sup>10</sup> This change is shown in the 1945 aerial photograph, reproduced below. Both garages shown in the photograph are no longer extant.



1945 aerial photograph with the subject site outlined in red and Koornang Road right of frame.  
(Source: Landata, Melbourne and Metropolitan Area Project, Pro. No. 5, Run 14, Frame 57711)

In 1979, Council approved a series of 'renovations' to the interior of *Truro*. The submitted plan details the verandah as having previously been enclosed (it has since been reopened), while the number of proposed bedrooms (six) and multiple park spaces to the rear suggest that the dwelling was being used as some type of boarding facility during the late twentieth century.<sup>11</sup>

### Thematic Context/Comparative Analysis

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

- The Post Federation Years (1900s-1910s)

*Known comparable places in the City of Glen Eira:*

*Truro* is one of only a small group of more prestigious red brick and slate Queen Anne houses constructed in Carnegie during the Federation period. Of the surviving example, it is the more finely composed and, despite being overpainted and modifications to the northern bay, presents as mostly intact. It is one of few similar examples identified across the municipality.

Comparable places include:

- 56 Orrong Road, Elsterwick (part of HO72) – red brick and slate Queen Anne villa with steeply pitched hip roof and similar diagonal composition, without the central gable.
- 88 Shoobra Road, Elsterwick (HO63) – Arts and Crafts influenced villa with mixed material palette (red brick and roughcast render and terracotta tiles) and composition producing a prominent picturesque effect at a corner site.

<sup>10</sup> Certificate of Title, vol.6388, folio 534

<sup>11</sup> City of Glen Eira, Permit Applications, approved 1979

- Elsternwick Estate and environs (HO72) – several substantial richly detailed red brick and slate roofed Queen Anne villas to Elizabeth Street, with construction dates ranging from 1909-12. The singly storey villas at nos 10, 37 and 32 Elizabeth Street are particularly comparable as they display a similar diagonal composition produced by projecting bays and verandahs.
- 1132 Dandenong Road, Carnegie (not recommended for a HO) – large brick and slate villa example, displaying an elaborate fretwork frieze to the verandah. The rendering of its (likely) original red brick however, has diminished its integrity.
- 24 Elliott Avenue, Carnegie (recommended for a HO) – good, ornate example of a late Federation period timber-framed villa with a roof clad in corrugated metal.
- Carnegie Residential Precinct (recommend for a HO) – encompasses numerous economic examples of the Queen Anne style orientated to the street (rather than diagonally) and executed in weatherboard with corrugated metal roofs; collective on a streetscape level, rather than individual basis. Two brick examples to Grange Road also. None match the size, composition and material palette of *Truro*.

### Condition

Good

### Integrity

Mostly intact

### Previous Assessment

N grade (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 38, 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 185 Koornang Road, Carnegie.



Recommended extent of registration  
(Source: Nearmap, depicting February 2019)