
Maroondah, 177 Kooyong Road, Toorak



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Location

177 Kooyong Road TOORAK, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO482

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is significant?

The single-storey Federation style brick villa at No. 177 Kooyong Road, Toorak. Externally it is a reasonably early example of the Federation style, the development of which, from the 1880s, was interrupted by the 1890s Depression, and is a highly intact and competent example. The white overpainting is reversible.

The interiors have typical Edwardian detailing and appear to be highly intact. Interiors of this era are less numerous and are consequently rarer than Victorian interiors, moreover highly intact ones.

On stylistic and historical grounds it is almost certainly a private commission undertaken by Public Works Department architect Samuel Edward Bindley for his later brother-in-law Walter Murray Buntine.

Elements which are not of any significance are the front fence and gates, the garage, the rear lean-to structures/shed and the rotary clothes line.

How is it significant?

No. 177 Kooyong Road, Toorak is of local historical and aesthetic/architectural significance.

Why is it significant?

Historically the subdivision and Walter Murray Buntine's houses are demonstrative of an early subdivision of part of one of the mansion estates, a phase of development which became widespread in the twentieth century and which lead to the breaking up and demolition of almost all of the great mansions which characterised the prestigious nature of the area. The private subdivision of the land from 'Ottawa' by Charles Officer, James Grice and Walter Murray Buntine, all prominent Melburnians, was one of the first expressions of the subdivision of the large estates and by the owner as compared more typically by development company. It is also a rare, almost unique, example of a villa development in the 1890s in this area where and when the mansions still dominated.

It is also an example of a standard of accommodation appropriate for the gentleman class in an area which was dominated by the mansions of the super-rich.

It is also almost the last vestige of the late nineteenth century in Kooyong Road between Malvern and Toorak Roads and the immediate environs which were dominated by mansions and which is recalled in real-time by James Paxton.

The architectural characteristics displayed at No. 177 Kooyong Road accord with the principal characteristics of the Federation style. The design of this house is a well resolved and carefully designed composition which compares well with relevant examples in Stonnington. It is of a calibre which is indicative of a professional hand (architect) and it is probably the work of Samuel Edward Bindley, and a rare example of his domestic work in an oeuvre domination by schools, barracks and other public buildings.

The interiors are highly original and intact and given that many examples of Federation villas which are comparable externally have had their interiors modernised, the interiors are quite rare and there is potential, because of their intactness, to yield further information about historical decorative schemes of the Federation style, about which comparatively little is known presently.

Heritage Study/Consultant Stonnington - 177 Kooyong Road, Toorak, Anthemion Consultancies, 2016;

Construction dates 1898,

Hermes Number 200286

Property Number

Physical Description 1

No. 177 Kooyong Road is essentially square in plan, with a projecting rear wing and a detached garage at the rear located to the north side and accessed by a concrete driveway. The entrance is at the west end of the verandah on the north side and gives onto a wide vestibule which leads to a hallway running north-south. There

are eight rooms in the main wing comprising three reception rooms, a study, and four bedrooms. The main bathroom remains in the same location as shown on the MMBW plan as does the rear bathroom. The rear wing contains an L-shaped meals area with direct access outside to the south. The wall running north-south from the kitchen has probably been demolished given the location of the doors. There is also a kitchen, a bedroom probably originally for a maid, a laundry, WC and a store. Steps which appear to lead down to a cellar are also shown. All of the main rooms including the entrance vestibule have chimney breasts/open fireplaces and the rear hall contains cupboards and two stores. From the plan form the dwelling appears almost completely intact.

The dwelling was inspected from the street in December 2015.

It is a single storey red brick house, which has been overpainted at the front but not at the rear. It is in a style which could be described as Edwardian, and which contains some Federation detailing typical of houses constructed c. 1890s -1914. It appears to be set on a bluestone plinth.

The front roof is L-shaped in plan, clad in slate, with galvanised steel cappings and flashings, presumed galvanised steel gutters and with a large gable above a bay window at the north-east corner and a small similar gablet at the south-east corner of the facade. Above it is another gablet set just below the ridge. Visible chimneys have moulded caps and terracotta pots and most likely stuccoed detailing partly obscured by the white paint.

The facade is asymmetrical, having a gabled bay window from what was the original drawing room, now lounge, at the north-east corner and which serves to emphasise the plan form within, and which is flanked by a timber-framed integral verandah to the south running parallel with the facade and another timber-framed verandah running along the north side which is divided into three bays. The main roof continues down over the verandah. The gable has a pinnacle through the fascia and the ends of the fascias are supported on moulded timber brackets. The top portion of the gable is infilled with half-timbering (diagonal timber strapwork) extending out fanlike from a centre strap and the spaces are infilled with stucco. Beneath is a large moulded timber transom and four more rectangular-shaped and stuccoed panels. Beneath those is another transom, slightly "gabled" along the top and with the underside supported on five dentil-like brackets beneath (jettied) which is a moulded stuccoed string course. These elements create the impression of a slight oversail of the wall below. Another stucco stringcourse is at the springing point of the main bay window below. The bay window is infilled with a group of four-timber-framed casements set below a heavy moulded transom above which is a central leadlight highlight and two sidelight windows, all set within a flat segmented arched head which has a stucco moulding and a keystone.

The north elevation contains a small high arched window with a large sill either side of the chimney. West of the northern verandah and entrance is another projecting wing and bay window to the dining room which expresses the plan form externally. This window is general similar to the bay window in the facade and includes leadlight in the highlight.

A similar arched window, but lacking the highlights, is located on the south verandah. Immediately south is a single leaf door with a glazed highlight and another partially visible window. The verandah floor may have tessellated tiles. The edging and step appear to be bluestone. Both verandahs are supported on turned timber posts. The northern verandah has a small section of timber lattice infill at the east end and a pair of decorative, moulded timber brackets.

Windows in the rear wing appear to be typical timber-framed, double-hung sash windows.

At the rear there appears to be a verandah structure running east-west towards the rear of the site. A verandah connecting the rear wing with the wash house and closet on the rear boundary is shown on the MMBW plan. The existing verandah may be original or may contain some original elements.

The interiors are very much as described by James Paxton. The ceilings of the principal rooms, at least the entrance vestibule, drawing room and dining room, are set out in moulded panels and with moulded cornices below, frieze areas above a presumed timber picture rail. The entrance vestibule also has a decorative "carved" timber screen at the south end separating the rear hall. In the south-east corner is an angled chimney breast with what appears to be an original decorative timber mantel and tiled cast iron grate. The lower portion of the walls have a panelled dado and deep moulded timber skirtings and the principal doors have moulded timber architraves and overdoors and single-leaf six-panel doors. The push plates and knobs appear to be original.

In the drawing room (lounge) is an elaborate, original timber mantel, of a similar elaboration to that in the boudoir at 'Labassa' (Manor Grove, Caulfield) but designed more in the Aesthetic style. It possibly was French polished or ebonised but is now overpainted and lacks the presumed overmantel. Beside the mantel is what appears to be the original servant's bell. The bay window in the dining room is similar to that in the drawing room and there is also an elaborate timber mantelpiece also lacking an overmantel. The bay window is suggestive of an inglenook.

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The house was described by one of the real estate agents as "Original Victorian Family Residence. This original large double fronted Victorian family residence, requiring restoration throughout, retains many original features such as high ceilings, large main rooms, fire places and cornices".

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>