

Victorian Heritage Database Report

Report generated 04/04/20



HO22 - House 'Kuloomba'



Kuloomba

Location

2203 Diggers Rest-Coimadai Road TOOLERN VALE, Melton Shire

Municipality

MELTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO22

Heritage Listing

Melton City

Statement of Significance

Last updated on -

The house known as *Kuloomba* at 2203 Diggers Rest-Coimadai Road, Toolern Vale is significant as a predominantly intact example of a late Federation style. Built c.1904-1907 the eucalypt trees, outbuildings and farm sheds within the property also contribute to the significance of the place.

The house and outbuildings known as Kuloomba at 2203 Diggers Rest-Coimadai Road are architecturally

significant at a LOCAL level (AHC D.2). The main house demonstrates original design qualities of a late Federation style. These qualities include the steeply pitched hipped roof form, together with the projecting minor gables at the front and side that are linked by the return bullnosed verandah. Other intact or appropriate qualities include the single storey height, horizontal timber weatherboard wall cladding, green painted and lapped galvanised corrugated steel roof cladding, four brick chimneys, three with dentillated and corbelled tops, and one with terracotta pots, modest eaves, timber verandah posts, decorative timber fretwork verandah valance, timber framed double hung windows, decorative gable infill (stucco panelling, vertical timber battening and the timber brackets), galvanised steel finials at the apex of the main roof and the window hood at the front. The timber outbuilding to the rear of the house, probably an accommodation building for farm workers, has original design qualities of a Victorian vernacular style. These qualities include a steeply pitched gable roof, timber weatherboard cladding and a brick and metal chimney. The laundry building to the east of the house has a similar design with a steep gable roof and weatherboard cladding, though it appears to be of a later date, with both outbuildings contributing to the setting of the place.

The house known as *Kuloomba* at 2203 Diggers Rest-Coimadai Road is historically significant at a LOCAL level (AHC A4, B2). Known originally as 'Oakbank', the property and house were the product of the historic break-up of the well-known *Greenhills* and then *Melton Park* pastoral estates at the end of the nineteenth century. The property is also of local historical significance for its association with the locally prominent Barrie family.

Overall, the house known as Kuloomba at 2203 Diggers Rest-Coimadai Road is of LOCAL significance.

Heritage Study/Consultant	Melton - Shire of Melton Heritage Study phase 2, David Maloney, David Rowe, Pamela Jellie, Sera Jane Peters, 2007;
Construction dates	1904,
Other Names	2203 Diggers Rest-Coimadai Road, Toolern Vale, Original name: 'Oakbank'.,
Hermes Number	29969
Property Number	

Physical Description 1

Physical Description -

The house now known as Kuloomba at 2203 Diggers Rest-Coimadai Road, Toolern Vale, has a rural setting with the immediate surrounds comprised of open grassed areas, perimeter shrubbery and mature eucalypts and cypress trees.

The single storey, horizontal timber weatherboard, late Federation styled house is characterised by a steeply pitched hipped roof form, together with projecting minor gables at the front and side that are linked by a return bullnosed verandah. These roof forms are clad in green painted and lapped galvanised corrugated steel. Three early chimneys (now painted) with dentillated and corbelled tops adorn the roofline, with a later chimney with terracotta pots at the rear skillion kitchen extension. Modest overhangs are features of the eaves.

An early feature of the design is the return verandah. It is supported by timber posts and has a decorative timber fretwork valance.

Other early features of the design include the timber framed double hung windows (the scale and proportions of the windows more reflective of interwar design), decorative gable infill (stucco panelling, vertical timber battening and the timber brackets), galvanised steel finials at the apex of the main roof and the window hood at the front.

Two timber outbuildings are located to the rear and side of the house. They have timber framing and horizontal weatherboard cladding, corrugated iron gable roofs and contribute to the setting of the place.

Historical Australian Themes

Shire of Melton Historical Themes: 'Farming'

Integrity

Integrity -

Dwelling: Substantially intact.

Outbuildings - Substantially intact

Physical Conditions

Physical Condition -

Dwelling: Fair.

Outbuildings: Fair/Poor.

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 data owner.

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