

Koomba, 1 Spring Road, Malvern – Statement of Significance, June 2021

Heritage place: Koomba, 1 Spring Road, Malvern

PS ref no.: HO336



Figure 1. 1 Spring Road, Malvern (GJM Heritage, July 2020)

What is significant?

Koomba at 1 Spring Road, Malvern, built in 1909 probably to designs by builder George F Ballantyne, and substantial additions to the north-west in 1923 to designs by architect Alec S Eggleston.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the house comprising both the original and 1923 phases of development
- The house's high level of integrity to its 1923 state
- Federation bungalow style house with symmetrical front elevation
- Attic-style house
- Red brick walls
- Unglazed terracotta tile-clad roof
- Simple overall massing with main transverse gable, and large gable and secondary hipped roofed wings to the rear
- Broad front roof plane with prominent central projecting hipped-roof balcony
- Exposed rafter ends

- Deep verandah across the front elevation with returns to both sides, forming a bellcast roof to the front elevation
- Brick piers and capped brick balustrade to the verandah, accessed from central flight of steps
- Symmetrical front window bays
- Simple brick chimneys with slim plate cappings
- Mature Canary Island Palm (*Phoenix canariensis*) and Eucalyptus sp. in front garden.

Later alterations and additions are not significant. This includes the high front fence.

How is it significant?

Koomba is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

Koomba has strong associations with the early twentieth century subdivision of large land holdings in the municipality. The place clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

Koomba is a fine and highly intact representative example of a Federation house. It displays typical features of the Federation Bungalow style popular in the early twentieth century in Malvern and across Melbourne more broadly, including simple massing with broad roof planes, a deep verandah with brick piers and prominent central hipped-roof balcony and the use of materials such as brick and terracotta tiles (Criterion D).

Koomba is a well-considered and carefully detailed example of what can broadly be described as a Federation Bungalow house, with interwar additions to the north-west. The simple design – likely to have been by architect George F Ballantyne – with broad main gable and projecting balcony to the first-floor roof space, together with the restrained use of distinctive architectural elements, including brick verandah piers and simple chimneys, presents a picturesque composition of this architectural style. A mature Canary Island Palm (*Phoenix canariensis*) and Eucalyptus sp. at the front of the property contributes to the setting (Criterion E).

Primary source:

Malvern Heritage Review, GJM Heritage (June 2021)

N Lewis & Associates, *City of Malvern Heritage Study*, 1992