

Kumala, (formerly Ripsee), 17-19 Baillieu Street, Point Lonsdale



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Location

17 Baillieu Street POINT LONSDALE, QUEENSCLIFFE BOROUGH

Municipality

QUEENSCLIFFE BOROUGH

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO83

Heritage Listing

Queenscliffe Borough

Statement of Significance

Last updated on - November 1, 2009

Statement of Significance as recorded under the Queenscliff Heritage Study 2009

Kumala is of historical significance to the Borough of Queenscliffe. It was one of the first buildings erected in Point Lonsdale (reputedly the tenth) and accordingly was associated with the earliest phase of development at the Point. While fabric from the earliest period is substantially concealed, and it is not suggested that the dwelling in its current form is of architectural significance, the evolved nature of the house with its various additions and changes, substantially reflects its ownership by, and association with, the important Crouch family over a long period (over 50 years). It also has an association with Alfred Deakin.

Heritage Study/Consultant	Queenscliffe - Queenscliffe Urban Conservation Study, Allom Lovell & Associates P/L, Architects, 1982; Queenscliffe - Queenscliffe Heritage Study, Lovell Chen, 2009;
Construction dates	1892,
Other Names	Ripsee,
Hermes Number	120764
Property Number	

Physical Description 1

Kumala has been much altered. The original front four rooms have been extended both forward and backwards. A gabled bay was extended from the south-east corner around 1900(6) and perhaps at the same time, another longitudinal, gabled section was added at the rear (west). This latter section was the extension of the service area, and remains lined with varnished, beaded-edge lining (the original front section being similarly lined but since mostly refinished). New windows in a sympathetic style, have been added to this section as well as to the original front room.

Physical Description 2

In 1924, the attic was probably added, the gables refaced, and a staircase taken up to it in the rear wing. The interior of the attic is lined with ply, with hardwood coverstrapping, and has retained its original varnished finish. The house was then in the name of Minnie and Gertrude Crouch whose town residence was in Malvern Road, Prahran.(7) Other extensions have been added to the west and south facades.

Kumala has had many historical associations, gained from its former occupants and owners, however it is hard to relate these associations with the present building with the exception of a few rooms. Externally no one period of construction is dominant.

Physical Description 3

Extract from the 2009 study

Kumala is an attic-level timber house with weatherboard cladding and a single transverse main gable roof clad with corrugated galvanised steel, with frontal and sideways wings facing east toward Simpson Street. The chimney is a tapered brick stack with roughcast render. The Baillieu Street entry has a frontal wing and canopied apron with separate low-pitched roofs clad in corrugated galvanised steel, with the apron enclosed at its south end by a trio of windows. The other windows visible from Baillieu Street appear to be a mixture from the early-1900s to the early-1950s; the shutters are likely more recent. The Baillieu Street side of the building in fact reads as the original rear, with the properties between it and Simpson Street apparently related to later subdivisions.

The 1984 *Queenscliffe Urban Conservation Study* notes at least four phases of alteration to the building, with the four central rooms extended both east and west (dates uncertain). The gabled bay facing Simpson Street was added around 1900, and it is thought that a transverse gable was also added at around that time, to extend the service area. This may now have a shallow-monopitch roof. The attic level was added in 1924 and there have been various alterations since, in particular to the windows. The 1984 study noted that no one period of construction was dominant externally.

(*Queenscliffe Urban Conservation Study*, Allom Lovell and Associates, 1984; additional research by Lovell Chen, 2008)

Intactness

GOOD

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/>