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# KOORALI & KALIMNA

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## Location

23A & 25 THE GROVE,, COBURG VIC 3058 - Property No 21605

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO174

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - January 1, 2008

Koorali and Kalimna are of state architectural and historical significance. The pair is part of the Moreland Park Estate and have important associations with Montague Dare and T J Crouch. The pair is a significant example of Victorian polychrome architecture and a rare example of paired mansionettes, distinctive for their two storey cast iron verandahs, tall tower roofs and self-confident polychromy (Hubbard 1991).

Heritage Study/Consultant	Moreland - City of Coburg Heritage Conservation & Streetscape Study, Timothy Hubbard Pty Ltd, 1991; Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;
Architect/Designer	Crouch, TJ,
Other Names	House, Individual, Terrace,
Hermes Number	59117
Property Number	

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## Physical Description 1

Koorali and Kalimna form a pair of two-storey polychrome brick mansionettes. They have hipped slate roofs with ornate bichrome brick chimneys, taller French pavilion roofs over the front entrances and an elaborate cast iron verandah and balcony. The cast iron verandahs and balconies both have highly ornate cast iron friezes; ornate cast iron balustrade has been removed from Kalimna. The rear sections of the houses are constructed of plain red brick.

Koorali has a high modern timber paling front fence, which stands in front of the remains of a cypress hedge. A brick and cast iron fence has been added to Kalimna, under construction at the time of survey.

### Key Architectural Elements:

excellent example of polychromatic brickwork  
rare example of 19th century Italianate mansionettes  
distinctive towers with French mansard roofs  
ornate cast iron verandahs and balconies

### Conservation Guidelines:

reinstate matching colour schemes  
Koorali remove non-original timber front fence  
Kalimna reinstate south window of east wing to original design and reinstate missing cast iron balustrade panels to original design

### Comparative Examples:

Oak Hill & Waratah, 45-47 The Grove, Coburg

### Principal Historic Themes:

Significant phases in the development of towns and suburbs  
19th century speculative building activity

*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/>*