

# HERITAGE CITATION REPORT

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**name:** 'Kalimna Park'  
**Address:** 18-24 Kalimna Avenue HORSHAM  
**Place Type:** Residence  
**Citation Date:** 2022



*Kalimna Park, 18-24 Kalimna Avenue Horsham*

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**Recommended  
Heritage Protection**      **VHR -**  
  
   **HI -**  
  
   **PS**  
   Yes

## Integrity

High integrity, majority of original fabric of exterior remains. Good condition as well.

## History and Historical Context

"Kalimna Park" homestead was built in 1915 for Mr Otto Fechner, son of Mr Joseph Fechner, a Prussian born Horsham pioneer. The house was designed by Mr L. Stansfield Smith, architect of Ballarat and Horsham, who was reportedly responsible for the design of other local buildings.[1] Smith was assisted by Messrs Macdonald Bros. builders of Horsham and Murtoa, with Mr C. Macdonald being the local partner in charge of construction. Kalimna Park homestead has had at least ten owners over the past 100 years. The surrounding land, previously known as "Kalimna Park Estate", has been extensively sub-divided from the early 1920s onwards.

Kalimna Park was one of the town's most spectacular homes of its era, as expressed by the author of an article

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published in the *Horsham Times* in November 1915. They describe the newly constructed homestead as:

*an attractive residence - built on a rising ground just inside the western boundaries of the borough – shows, for instance, the introduction of rough cast to the walls externally in place of weatherboards. The claims of this material are that it is cheaper than weatherboards, cheaper to maintain, and is better in appearance. ... The use of tiles as a roof covering, whilst not altogether new, is rarely met with in the Wimmera, and gives a note of harmony and finish that is most pleasing. As each tile in itself a ventilator, coolness and comfort in the hot months are assured. Going inside, through the hall to the lounge, one is surprised and pleased with the introduction of the 7ft. wainscoting throughout. This beautiful woodwork - Queensland maple- is entirely new to this part of the country, and gives the most beautiful finish imaginable. From the hall, we go through a pair of glazed doors to the drawing room (18 feet x 16 feet), which is treated with the maple wainscoting in the same manner throughout, all wax polished to a dull finish. A bay window, with a grille featuring a foliage design with Australian bird life, is grand and the small windows each side of the fireplace show, perhaps, the most interesting feature of the room. In the one is a life sized willy-wag-tail [sic] and nest, and in the other a kookaburra. These leads are a credit to the artist who was responsible for them. A pair of 8ft. sliding doors open to the dining-room (16ft. x 14ft.), and here again is the 7ft maple wainscoting - a delightful room, tastefully executed throughout, the lead glazed doors to the verandah in particular being most attractive. From the dining-room, through the fernery [is] an open air safe. The kitchen (13ft. x 13ft.) is designed with a scullery. Coming back to the lounge, we enter the den (14ft. x 10ft.) with an ingle nook, and here, again, is a striking feature in the panelling throughout the walls and ceilings with picus, or South African mahogany. ... The fireplace in the ingle is built in all brickwork tuckpointed, and gives a very appealing and cosy effect. From the lounge, again, the stairs lead us to the attic rooms, where are placed the bed and bath rooms and sleeping-out porch. These rooms are lined with fibro cement (a product of modern times, and one that is going to become almost universal here), panelled out with red pine over the joints. The tiled bath room is most conveniently arranged, and attention may be drawn to the sewerage system installed. By means of a septic tank, placed some distance from the house, the whole of the overflow from baths, basins, sinks, etc., is treated and disposed of in the form of pure water, which overflows to a drain and thence to the flats to irrigate the lucerne beds close by.[2]*

Kalimna Park homestead also featured substantial gardens, shrubs and lawns - all watered by a windmill on the property. Entrance was via Natimuk Road where it presently intersects with Kalimna Avenue.

On 4 August 1922, Young Bros. of Horsham, under the instruction of Fechner, auctioned two acres of the homestead portion of the estate; however, it was not until July 1923 that Fechner sold the balance of the Kalimna Park Estate to Mr C.A. Fartch, including the homestead and approximately 150 acres. The *Horsham Times* reported that:

*With the house, which is one of the best in the district, is an area of 12 acres, and surrounding that section is an area of 230 acres. Portion of this estate, which was sold to Mr Fartch some time ago, is being subdivided for residential purposes, and as there is early prospect of the Natimuk Road being put into good order there is a good demand for the blocks.[3]*

On the 12 August 1922, Young Bros. auctioned another portion of the estate comprising of 149 acres, extending from Natimuk Road to the Wimmera River. Subdivisions occurred again in late 1923, reportedly to be due to a local house shortage. One hundred and fifty blocks from £90 each were made available at the Kalimna Park Estate, which boasted generous size blocks with 'perfect' drainage, electric light, water and telephone systems, as well as frontages to Natimuk Road, Golf Links, Kalimna Park Road and the Wimmera River. Advertisements informed that 'the modern homes of several well-known Horsham business gentlemen [were] already established at the estate', which surrounded Fechner's well-known residence and grounds.[4]

It is unknown how long, or if Fartch ever lived in the homestead, as only 18 months later, in early 1925, Young Bros. were instructed by Mr G.E. Dodd to auction the homestead and surrounding land. Young Bros. advertised the sale as 'being for parts of Crown allotments 13 and 14, parish of Horsham, country of Borung, of an area of

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180 acres or thereabouts, ideally situated one mile from Horsham on the banks of the Wimmera River and extensively improved'.<sup>[5]</sup> They state:

*The homestead is a beautiful modern residence, rough-cast, oregon studs, brick foundations - quite recently erected. ... The main rooms are panelled with Queensland maple, balance 3-ply; lath and plaster throughout, replete with all modern conveniences; sewered; hot and cold water; electric light, telephone, etc. Extensive gardens, paths bricked; lawns, tennis courts, etc.; two large underground tanks.*<sup>[6]</sup>

According to Young Bros., by 1925 Kalimna Park's outbuildings consisted of a double garage, workshop, woolshed, men's quarters, stables, wash-house and 'all other necessary buildings'. They explained that the property was 'conveniently sub-divided, well fenced and watered, and [had] good rich soil, suitable for wheat. .and [was] especially adapted for a stud farm'.<sup>[7]</sup> The auctioneers were instructed to offer the property as a whole; though if not sold, to submit in two lots, being: 'Lot 1: The homestead and all buildings together with 10 acres of land. Lot 2: Part of allotment 13, parish of Horsham, containing approximately 170 acres, with frontages to the Natimuk-Horsham Road and the Wimmera River. Subdivided into two paddocks'.<sup>[8]</sup>

Kalimna Park was auctioned again by Young Bros. in 1943 under the instruction the Mrs E.E. Gunn, which they advertised as follows:

*Kalimna Park house with 20 acres [including] tennis court, fruit and vegetable garden, fowl yards and pens, staff quarters comprising of two bed rooms, sitting room and kitchenette, large garage. Twenty acres rich land, having a frontage to the Wimmera River.*<sup>[9]</sup>

Whilst the sale and the name of the new owners were not published in the local press, an article reporting on the tragic death of Robert Chisholm Rankin, Liberal Country Party M.L.C. for Western Province, confirmed his place of residence as Kalimna Park, suggesting that he too once owned the property. Confirmed owners of Kalimna Park homestead include Mr and Mrs B. Langlands who lived there for approximately 25 years from the early 1960s. During this period the Langlands undertook extensive sub-division of the property. Brian Olsen, a Horsham accountant, purchased the property from Langlands. He lived there for c.8 years prior to the current owners (2014) who moved there approximately 20 years ago.

At the time of its sale in the mid-1980s, selling agents Rathgebers Real Estate of Horsham described the homestead as follows:

*Built for entertaining and family living, the home has been painstakingly restored and renovated, yet the owners have carefully retained its olde world charm while modernising and renovating over the past two years.*<sup>[10]</sup>

They state that additions included ducted air cooling, a central heating system, fresh paint, new drapes and carpet. According to Rathgebers, 'original features include[d] verandahs, bay windows, open fireplaces, wood panelled walls, stained glass windows, and superb high ceilings and decorative cornices'.<sup>[11]</sup> They describe the property further stating that:

*The home comprises about 35 squares and includes a wide entrance vestibule, huge lounge, formal dining room, den, totally updated all-white kitchen, four double bedrooms, two bathrooms, underground wine cellar and lots of nooks and crannies only found in homes of this size and era. The beautifully kept English gardens and surrounds are complimented by a full size lawn tennis court, 30 x 15 foot in-ground pool, ample car accommodation, along with horse stables, barn, shearing shed and original servants' quarters.*<sup>[12]</sup>

Since the 1980s, the outbuildings and recreational facilities have been demolished, either due to natural

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deterioration, or to clear land for sub-division. The owner in 2014 and her late husband made few alterations to the house, aside from basic repairs and maintenance where necessary.[13]

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[1] Horsham Times (1915) Handsome new home. *Horsham Times*. 2 November, p. 7.

[2] *Ibid.*

[3] Horsham Times (1923) Big Property Sale. *Horsham Times*. 13 July, p. 4.

[4] Burke, T.M. (1923) Kalimna Park: "The future capital of the Wimmera". *Horsham Times*. 7 August, p. 4.

[5] Young Bros. Horsham (1925) Important Land Sale. By Auction. The "Kalimna Park" Estate. *Horsham Times*. 30 January 1925, p. 5.

[6] *Ibid.*

[7] *Ibid.*

[8] *Ibid.*

[9] Young Bros. (1943) Important Realization Sale by Public Auction. Kalimna Park House with 20 Acres. *Horsham Times*. 25 June, p. 4.

[10] Mail-Times property of the week: Historical Horsham home for sale. *Mail-Times*. Date [u.k.].

[11] *Ibid.*

[12] *Ibid.*

[13] Per. Comm. Mrs M. Hancock. 13 March 2014.

## Description

### Physical Description

Single storey 'Federation Bungalow'[1] dwelling dating from 1915 in construction, with integral wrap-around verandah to two facades. Timber framed, clad with roughcast render, tiled with 'Marseilles' red roof tiles. Of particular note is the decorative chimneys, entry arch to front verandah, detailed timber casement windows, attic level windows and double gable roof form to side elevation. Dwelling is set in substantial garden space, featuring an early boundary hedge and palm tree adjacent. Front garden, centred on driveway, provides open space setting for the property. Later outbuildings and shedding to rear all since removed.

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[1] *A pictorial guide to identifying Australian architecture: styles and terms from 1788 to the present*, 3rd ed, Angus & Robertson, Sydney, 1989, pg 144.

## Physical Condition

Dwelling is in excellent condition and is constantly maintained. Garden is suffering the effects of early 2000s drought. Cyprus hedge in fair condition.

## Australian Heritage Commission Criteria

Relevant HERCON Criteria

*Criterion A:* Importance to the course, or pattern, of our cultural or natural history. (important local example of semi-rural dwelling on expansive property - erected during WW1 - reflecting the economic growth of the district during the early 20thC agricultural boom period due to the wheat boom and supporting development of the period. Further, reflects the progressive subdivision of land for housing and the interwar growth of SE suburbs in Horsham.)

*Criterion E:* Importance in exhibiting particular aesthetic characteristics. (of local aesthetic value as a well-proportioned and architecturally detailed 'Federation Bungalow' style dwelling of the period, set in expansive grounds. Features include arched porch, tiled roof, expressed timberwork, double gables and attic room, feature chimneys.)

## Comparative Analysis

Local comparison will be undertaken, Kalimna Park is not of sufficient architectural merit for State comparison and architect was responsible for many residences in Ballarat and other Wimmera/Mallee towns.

*Dwelling, 27-29 Roberts Ave, Horsham, Hermes no. 186113, HO24:* 1906 construction - earlier type of Kalimna Park's architectural style - early 20thC residence of substance. Not sited in substantial grounds though - comparable

*Dwelling, 143-45 Baillie St, Horsham, Hermes no. 186083:* 1927 construction - later but similar scale dwelling of similar architectural detail/ quality. Not sited in substantial grounds though - comparable. Included in Stage 1 study.

*Como Lodge, 83 Natimuk Rd, Horsham, Hermes no. 155888, HO6:* C1930s 'Como lodge' dwelling of two storeys, of 'Old English' styling, with red tile roof. Moderate integrity. Located in substantial grounds in suburban Horsham - represents style and wealth of early 20th C Horsham - compares to Kalimna Park.

*Glen Logan House, Cnr Park St & Dooen Rd, Horsham, HO1:* 1926 - built by Bolton - prominent two storey red brick 'interwar' dwelling with Arts & Crafts/ cottage and 'Romanesque' styled features. Again, set in substantial grounds - reflects aspirational values of Dooen Rd precinct of the period. - compares to Kalimna Park.

*Bungalows of Natimuk Rd and Dooen Rds, proposed HO precinct Stage 2 Horsham Heritage Study:* Interwar,

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bungalow style dwellings in 'dress-circle' suburban location, most set insubstantial gardens. - inc 'Leamont' for eg (HO 5) - partly compares to Kalimna Park - but single storey.

## Statement of Significance

### What is significant?

The elements of heritage value of the 1915 residence, 'Kalimna Park', 18-24 Kalimna Ave, Horsham include:

- . Whole of original dwelling, including: red Marseilles tile roof, trims and feature timber decoration, roughcast finished walls, window and door joinery, verandahs and pillars, arched entry, dormer windows, external timber decoration.
- . Open space between dwelling and hedging, including cypress hedges and palm (*Washingtonia robusta*) tree.

New sheds to rear excluded.

### How is it significant?

The 1915 residence, 'Kalimna Park', 18-24 Kalimna Ave, Horsham, is of local historical and aesthetic significance to Horsham Rural City.

### Why is it significant?

The 1915 residence, 'Kalimna Park', 18-24 Kalimna Ave, Horsham is:

- . of local historical significance, reflecting the substantial type of early town dwelling sited in significant grounds established in the early 20th century period in Horsham, reflective of growing wealth due to the wheat boom and supporting development of the period. (Criterion A)
- . of local aesthetic significance, as an early, well-proportioned and architecturally detailed 'Federation Bungalow' style dwelling of the period for Horsham. Features include arched porch, tiled roof, expressed timberwork, double gables and attic room, feature chimneys. (Criterion E)

## Recommendations 2022

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes <i>Washingtonia robusta</i> palm & perimeter cypress hedge
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited uses may be permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

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## **References**

**Literature title:** Horsham Times Newspaper

**Literature type:** General Reference

**Literature author:**

**Literature publisher:**

**Literature year:**

**Literature title:** Mail Times Newspaper

**Literature type:** General Reference

**Literature author:**

**Literature publisher:**

**Literature year:**

**This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.**