H0133 MAP 6+8
+7

BACKGROUND DOCUMENTATION IN SUPPORT OF THE PROPOSED GASCOIGNE AND WAVERLEY ESTATES URBAN CONSERVATION AREA

PREPARED ON BEHALF OF THE CITY OF STONNINGTON

DECEMBER 1994

B R Y C E R A W O R T H
Conservation•Urban Design
9 Lewisham Road
Windsor 3181

INTRODUCTION

This report was commissioned by the City of Stonnington in September 1994. It provides background documentation in support of Amendment L30 to the local planning scheme which will create an urban conservation area centred on the former Gascoigne and Waverley estates, subdivided and developed in the late nineteenth and early twentieth centuries. The purpose of the amendment is to protect the significant character of the area and to guide future change to complement that significant character.

This report builds upon earlier studies prepared on behalf of the City of Malvern in 1988-89 and 1992 in response to community concern regarding sites and areas of cultural significance.[1] Amendment L14 in 1992 proposed to introduce new zones, residential areas 1 and 2, in an attempt to preserve areas of significance, but this amendment was abandoned. Renewed community pressure centred around a number of development proposals has encouraged the commissioners of the City of Stonnington to investigate the appropriateness of urban conservation conservation controls over one of the areas scheduled in the 1992 amendment, the area associated with the Gascoigne Estate and Waverley Estate subdivisions.

The text below provides a description and analysis which establish that the proposed area is of regional significance as a fine and substantially intact area of Federation and inter-war building stock, and argues that the area is deserving of statutory protection as an urban conservation area. The report adheres to the principles and processes for site identification, analysis and conservation outlined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

1 Laceworks Landscape Collaborative, 'Malvern Urban Character Study', unpublished report prepared on behalf of the City of Malvern, 1988; Collie Planning & Development Services Pty Ltd 'Residential Development Control Study', unpublished report prepared on behalf of the City of Malvern, 1988. Nigel Lewis Richard Aitken P/L in association with Malvern Historical Society 'City of Malvern Heritage Study', unpublished report prepared on behalf of the City of Malvern, 1992

CONTENTS

	PAGE
INTRODUCTION	1
EXTENT OF PROPOSED URBAN CONSERVATION AREA	2
HISTORY	3
DESCRIPTION	4
ANALYSIS	5
SIGNIFICANCE	6
CONSERVATION POLICY	7
DEFINITIONS - SIGNIFICANCE	8
DEFINITIONS - BUILDING DESCRIPTIONS	11
REFERENCES	12
APPENDIX - NOTES ON THE INDIVIDUAL PROPERTIES	

EXTENT OF PROPOSED URBAN CONSERVATION AREA

The extent of the proposed urban conservation area is similar to that put forward in 1992, encompassing most of the land associated with the original Gascoigne Estate and Waverley Estate subdivisions. It excludes all allotments in Anderson Street, originally part of the Gascoigne Extension Estate, on the basis that this street has already undergone a degree of change sufficient to have undermined its pre-1945 character. The area also excludes a section of the east side of Burke Road included in the 1992 amendment.

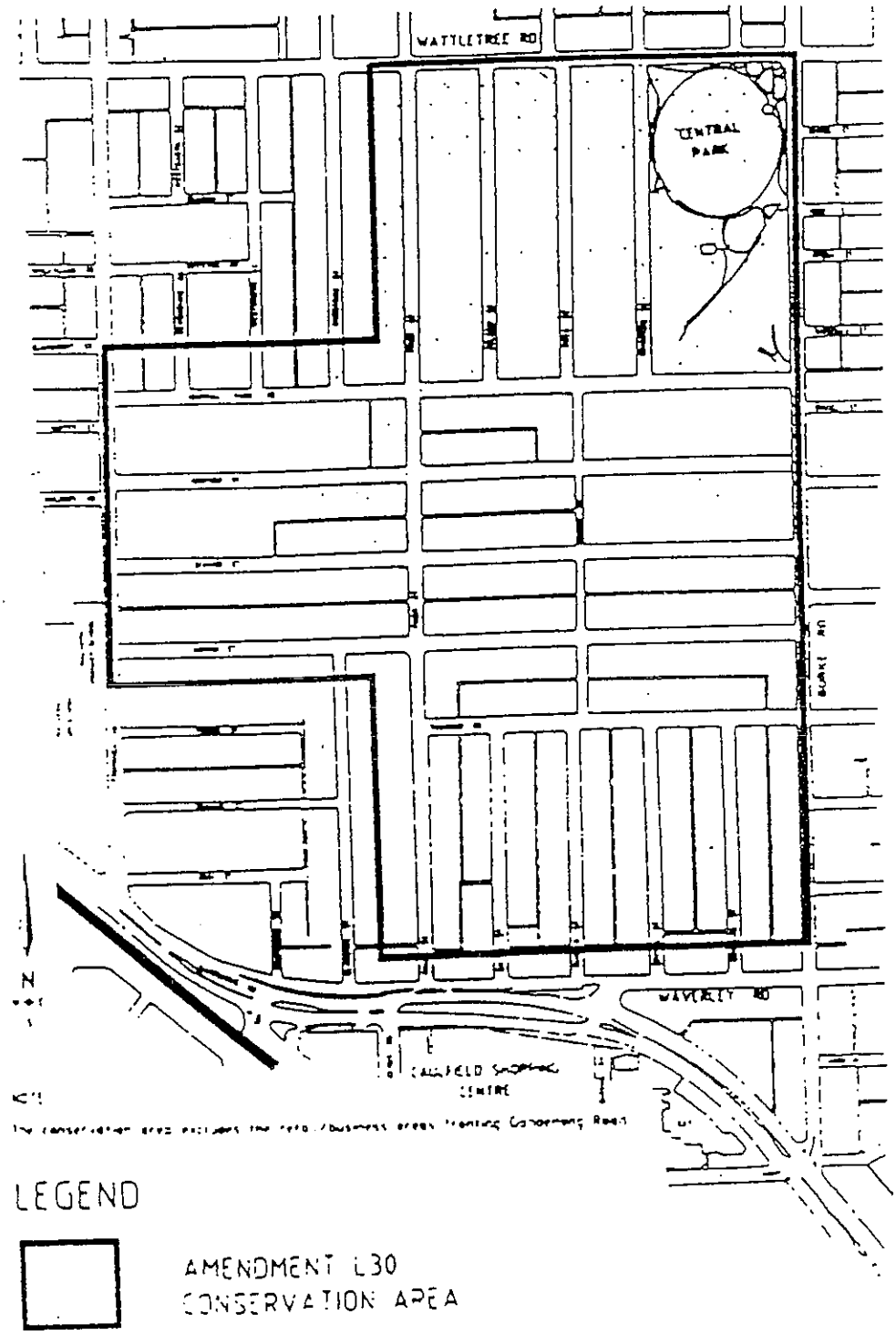


Illustration 1 **Extent of the proposed conservation area**

HISTORY

The notable character of the Gascoigne and Waverley estates area derives largely from its development in the Federation and inter-war periods, but the history of the site begins several decades before this.[2] The area under discussion is located in Crown Allotments 74, 75 and 77 to 86 in the Parish of Prahran, originally sold in 1857. A track leading from Melbourne to Dandenong ran diagonally across the site at this time. Part of Finch Street was formed in 1860, but the land remained undeveloped until 1879, when the railway link between Oakleigh and South Yarra was opened. This provided a ready means of access to and from the general area by means of the Caulfield Station to the south of Dandenong Road. By 1880 a small number of houses were under construction and Finch Street, Coppin Street, Kerferd Road, Beaver Street and Central Park Road (then known as Hunter Street) had been gazetted.

Over the next five years much of the land was consolidated into a single ownership, and in March 1885 the Gascoigne Estate (a subdivision of Crown Allotments 79 to 82) was offered for sale by the Gascoigne Land Company. This area included the allotments of Coppin Street, the east side of Tooronga Road, the south side of Hunter Street (later Central Park Road) and the west side of Burke Road. In November 1885 the Gascoigne Extension Estate was offered for sale, comprising Crown Allotments 83 to 86 and including Anderson Street, the north end of Finch Street, Belson Street, Nott Street, Kingston Street and the land now occupied by Central Park but at this stage subdivided into suburban allotments (Illustration 2).

Manning Road, Bates Street, Epping Street, Turner Street and Douglas Street were created in 1890, and in 1891 the Waverley Estate was offered for sale. This estate was adjacent and to the south of the Gascoigne Estate, and comprised the area bounded by Coppin Street, the east side of Finch Street, Waverley Road and the west side of Burke Road (Illustration 3).

By February 1886 seventeen houses had been erected in the southern section of the Gascoigne Estate. But, as with many outer suburban subdivisions during the period of Melbourne's great land boom, development remained slow, and was brought to a standstill by the dreadful depression of the early 1890s.[3]

Quick to take advantage of the hiatus was the Melbourne Golf Club, later the Royal Melbourne Golf Club. Much of the land was taken over for a golf course in June 1891, the contractors Finlay & Conacher having laid out the links in a matter of weeks (Illustration 4).[4] A clubhouse was established in an unoccupied Italianate villa at 16 Turner Street, and another empty house across the street was used by the associates and caddies. When the Royal Melbourne Golf Club removed to its present home at Sandringham in 1901, the course was taken over by Caulfield (later Metropolitan) Golf Club, but the course was abandoned to domestic development when that club also moved on in 1907.[5]

In 1899 a group of six substantial houses was erected in Finch Street to designs prepared by noted architects Ussher & Kemp for developer William Knox.[6] Another, larger house, 'The Gables', was built to the south of these in 1902, again to designs by Ussher & Kemp. These were in the new 'Queen Anne' mode, which with it red brick walls and timber fretwork contrasted substantially with the stuccoed Italianate of previous decades, and this new mode was to dominate the development of the area. This side of Finch Street was not part of the Gascoigne or Waverley subdivisions *per se*, but faced on to the Waverley Estate and its buildings contribute significantly to the character of the area and helped greatly in setting the elegant suburban cachet of the area.

---

2 This history draws primarily upon the information provided in Section 2.2 of Nigel Lewis Richard Aitken P/L in association with Malvern Historical Society 'City of Malvern Heritage Study', section 2.2, which in turn draws upon S Clements 'The Gascoigne and Waverley Estates, Malvern - a study of suburban land development 1885-1945', Research Report, Department of Architecture and Building, University of Melbourne 1974, as well as information held by the Malvern Historical Society.

3 See Michael Cannon *The Land Boomers*, passim, for a thorough discussion of the land boom of the 1880s and its consequences.

4 Paul Laycock "Central Park" Malvern', unpublished study prepared for the City of Malvern, 1988, p 3.

5 Ibid.

6 Probably the William Knox, businessman and politician, of Broken Hill Proprietary Co Ltd. fame; see *Australian Dictionary of Biography*, vol. 9, pp 631-631.

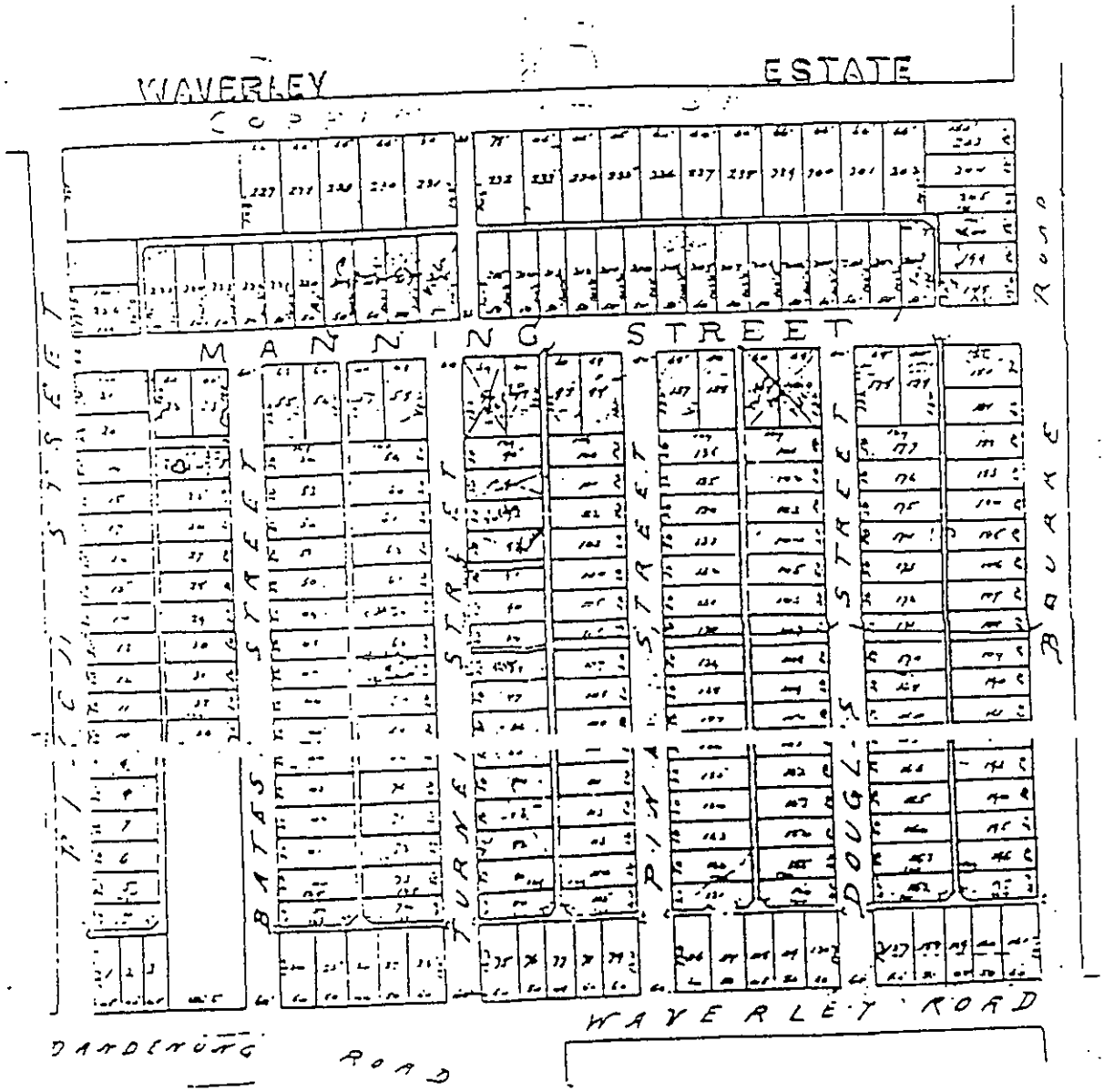


Illustration 3 **The Waverley Estate**

Source John Vale & Co Map Collection, State Library of Victoria

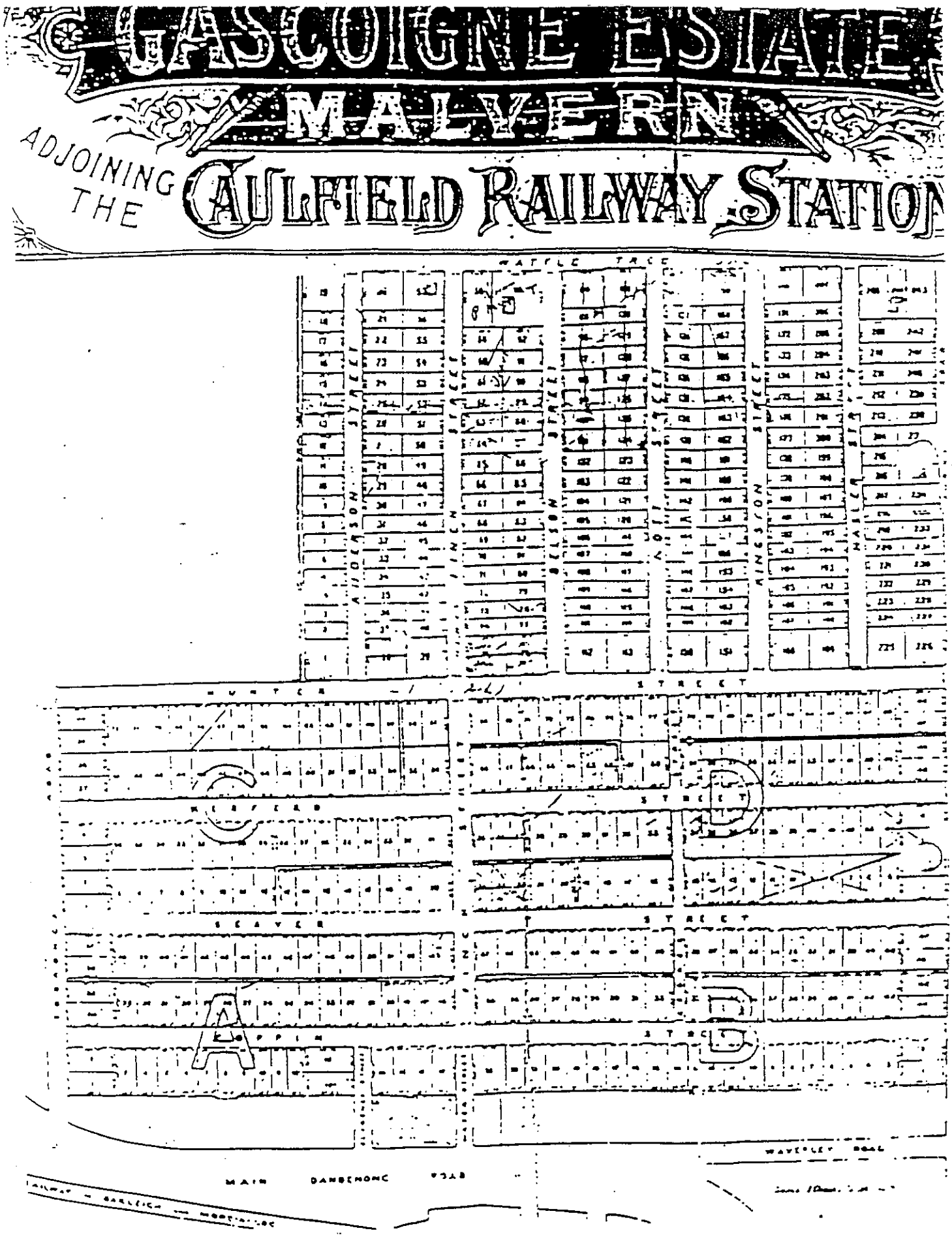


Illustration 2 The Gascoigne Estate, Malvern

Auction notice showing both the Gascoigne Estate (sections A, B, C & D) and the Gascoigne Extension (the allotments north of Hunter Street, now Central Park Road)

Source John Vale & Co Map Collection, State Library of Victoria

The 1905 MMBW base plan for the area (illustration 5) shows development concentrated in Finch, Bates, Turner, Coppin and Beaver Streets, with some substantial houses also along what is now Central Park Road. The allotments are generously sized in comparison to those of adjacent streets, such as the smaller subdivision centred upon Deakin and Westgarth streets with its narrow frontages developed before the turn of the century.

In 1907 the Malvern Council took over the Central Park site, which at this stage remained as undeveloped farmland.[7] Several alternative plans for the park's design were considered before a decision was realised, and the name 'Central Park' was given late in that same year. In 1908 fences were installed to keep out straying stock, and a program of tree planting was commenced. In the 1920s the park gained most of the structures we now associate with it, such as the Conservatory (1927), the adjacent Wilmot Fountain, (1928; recently restored), and the Gilpin Drinking Fountain (1929), but other, earlier buildings such as the two storey kiosk on the corner of Burke and Wattletree Roads (1911), an associated tramway shelter and an octagonal bandstand (1916) were demolished in post-war decades.

While the Council was purchasing and laying out Central Park the Gascoigne and Waverley estates began at last to experience rapid development. This was initially concentrated in the south end, particularly in the Waverley Estate, because of the proximity to the railway line. The introduction of a tram line along Wattletree Road after 1910 led to increased building activity in this area in the 1920s. This sequence of development is apparent when one analyses the building stock, with Federation period houses dominating in the south and a relatively high proportion of inter-war houses in northern streets such as Wattletree Road, Belson Street and Nott Street.

In the post-war period the area has seen some change, mainly centred about the north half of Finch Street. Here a relatively small number of houses have been demolished and replaced by unit developments. While these demolitions represent a loss, in general the individual units are not particularly intrusive. Indeed, they have little effect on the overall amenity of the area, and in most cases are either already largely screened by trees or else could be so screened in the future. Beyond this section of a single street one can but be surprised at the homogeneity of the area as a Federation and inter-war precinct relatively free of intrusive developments, with the major post-war changes being a maturing of the street plantings and private gardens and the occasional variation in relatively superficial items such as the painting of previously face brick surfaces, the addition of first floor rooms to the rear, or the construction of a carport or garage to the side of the house rather than to the rear.

DESCRIPTION

Gascoigne Estate

The first of the subdivisions to be released within the area under discussion, this remained largely undeveloped in the late nineteenth century and was the heart of the Melbourne Golf Club's course. The bulk of the overall building stock is, therefore, Federation, with a sprinkling of Victorian and inter-war buildings respectively. As discussed above, there have been a small number of post-war changes to this part of the proposed area, concentrated primarily in the northern half of Finch Street.

Gascoigne Extension

As discussed above, this area languished in an under-developed state for a considerable time because of its relative distance from public transport. The situation changed in the second decade of this century with the arrival of a tram service along Wattletree Road, and most houses in this areas seem likely to have been built by the early 1930s.

Note that the Anderson Street section of the Gascoigne Extension Estate has been left out of the proposed urban conservation area because it is considered to have already undergone change to such an extent that its original character has been compromised.

---

7 Ibid.

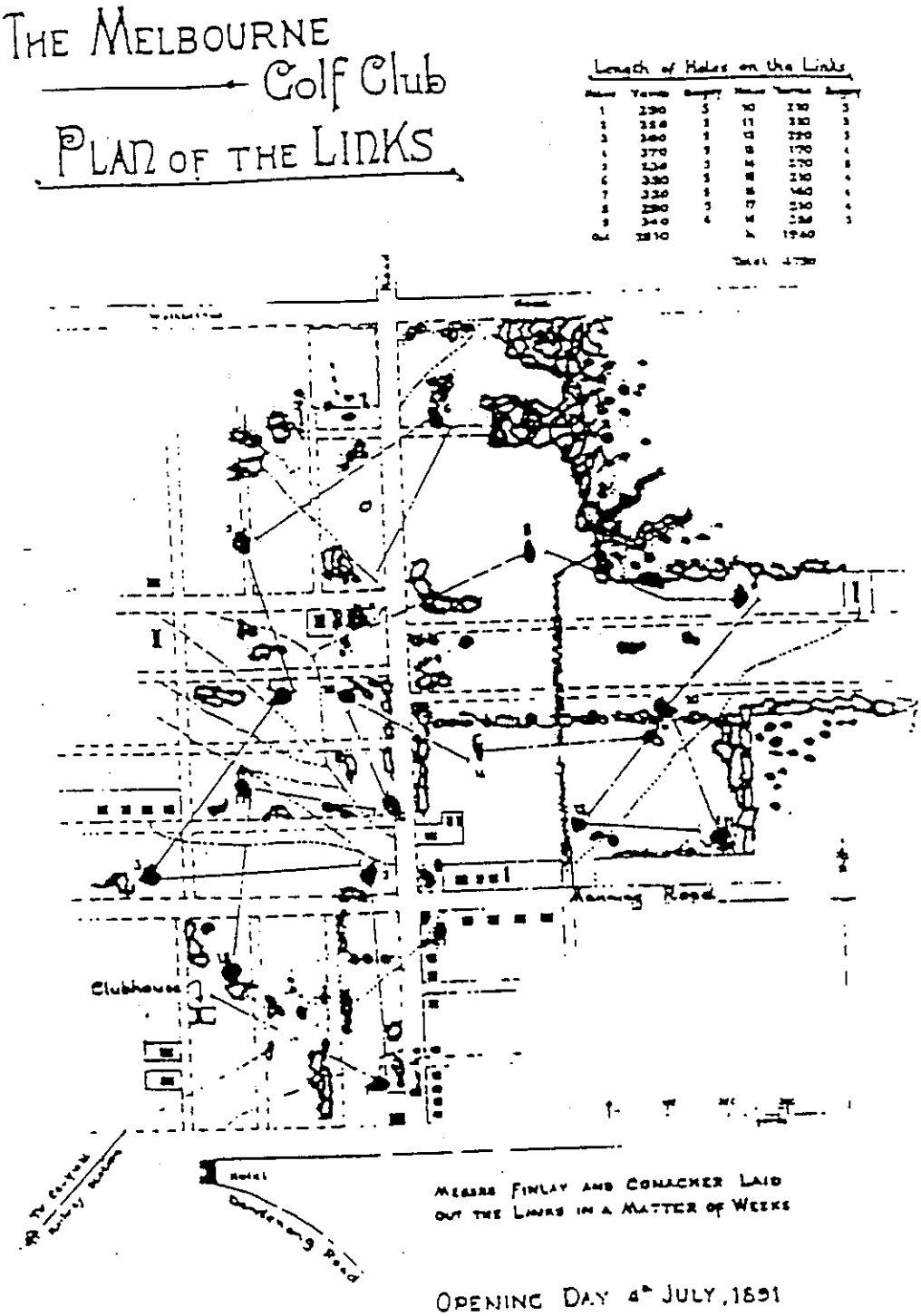


Illustration 4 **Plan of the links laid out by the Melbourne Golf Club**
This plan of the links laid out in 1891 shows the Clubhouse in Turner Street and the course extending up to Wattletree Road and across Burke Road.
Source Royal Melbourne Golf Club

Waverley Estate

The Waverley Estate, although the last of the areas under discussion to be released for sale as suburban allotments, was the best placed in relation to the railway station at Caulfield and thus quickest to develop. It is for this reason that one finds a small number of Victorian Italianate buildings interspersed with the dominant Federation stock. The 1905 MMBW base plan of the area shows a considerable amount of development taking place in the subdivision by this time, and development spread east from Finch Street rapidly in the years following, such that most of the current building stock seems to have been completed prior to the end of the First World War.

ANALYSIS

The area consistently achieves the standard of a level 2 streetscape. Level 2 streetscapes have a regional or local significance because the character and scale of a particular period or style predominates, even though there may be some gaps, and in some cases the buildings may have a relatively low significance individually. In addition, the south end of Finch Street, numbers 1-33 & 2-32, falls into the category of a level one streetscape due to the concentration of fine and substantially intact Federation houses centred about The Gables, many of which were designed by the notable Federation architects Ussher & Kemp. Although most of these houses are of local significance only, they form a group of extraordinary quality and consistency.

All of this reinforces the notion that this is an area in a very real sense. It is not just a group of individually significant buildings identified on a municipal plan by an arbitrary and artificial border, but a large number of buildings on three substantial suburban subdivisions which are associated with one another through their historical context, their architectural and landscape characteristics and their physical proximity.

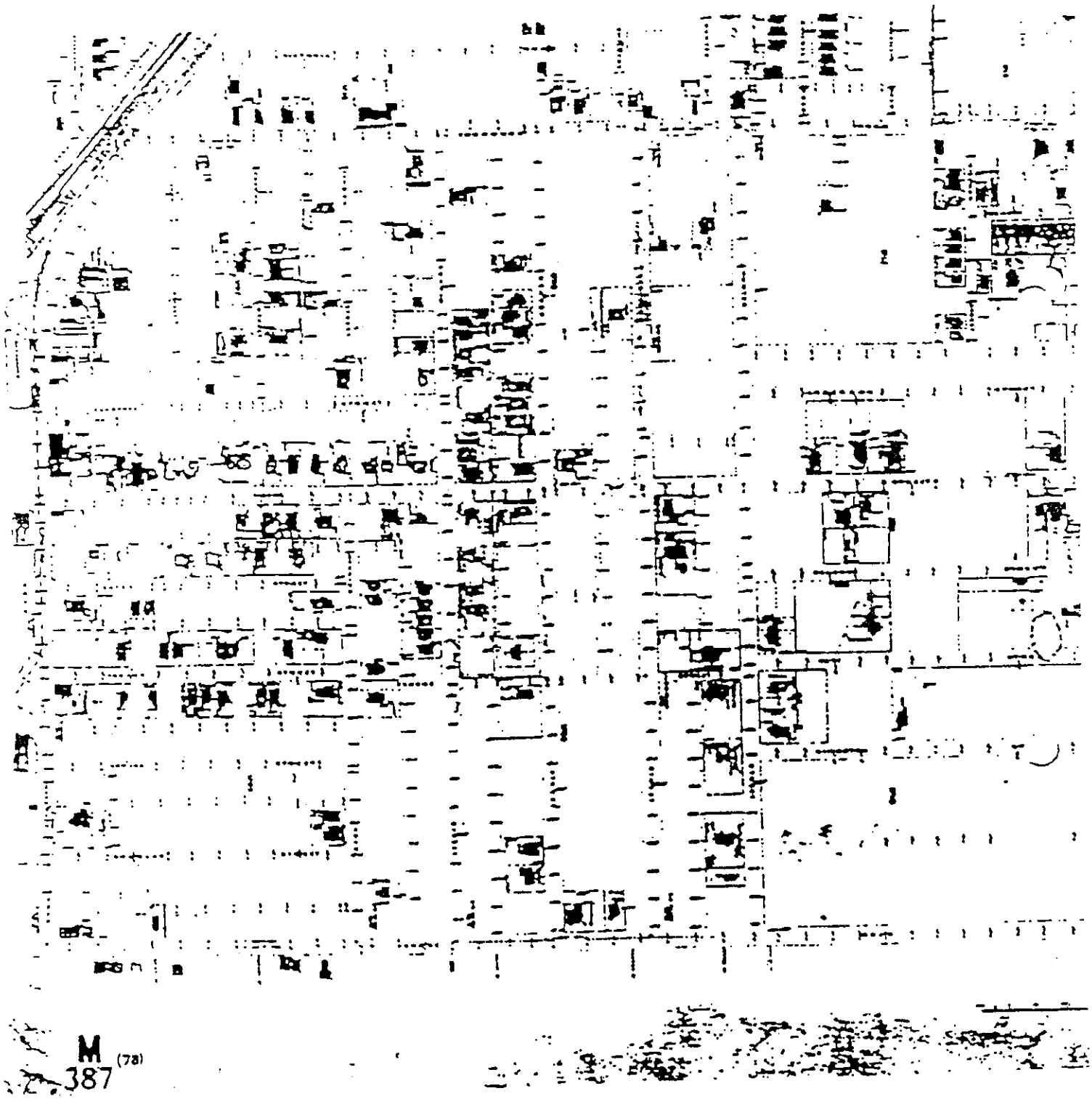
In broad terms the percentage of buildings receiving the various levels of grading within the proposed area (see Appendix) are:

A grade	2.5%
B grade	81.5%
C grade	4%
ungraded	12%.

This is indicative of the predominance of significant and contributory building stock within the area, with approximately 88% of all buildings contributing to the significance and character of the area. It is also indicative of the dominance of Federation, inter-war and, to a lesser extent, Victorian building stock, as post-war buildings have generally been left ungraded even when they are not intrusive. This is because the primary significance of the area is seen to lie in its illustration of suburban domestic development in the years between initial subdivision in the late nineteenth century and the end of the Second World War. Most post-war buildings have replaced earlier buildings in the area, and are thus in this context more strongly associated with loss of significant or contributory building stock rather than with significant development in itself.

The Gascoigne and Waverley estates cannot be said to be unique in Victoria or even within the greater metropolitan area. Broadly comparable areas in terms of history and general building stock are to be found in Kew, Hawthorn, Camberwell and Essendon, but each of these usually has its own identifiable or unique character due to variations in allotment sizes, street tree plantings, road width, building mix and so forth. Within the City of Stonnington, parts of South Yarra also once had similar character, in particular the area bounded by the Yarra, River Street, Toorak Road and Williams Road, but subsequent, post-war development has dealt harshly with this area and only the small subdivision at Como remains substantially intact.

The Gascoigne and Waverley estates have commonly been seen as the quintessential Malvern. With a character so strongly dominated by Federation and inter-war development, the area represents the period of greatest growth within the former municipality. The overall intactness of the area, with many buildings remaining the first to be constructed on their individual allotments, contributes greatly to this character. The position of the area within the overall boundaries of the former municipality is also



Detail of 1905 MMBW base plan

Illustration 5

This detail of MMBW base plan M 387 (78) shows the degree of development of the area by 1905.

illustrative of the gradual eastward spread of the city, sited as it is between the Victorian development centred about Glenferrie Road and the substantially inter-war development to the east of Burke Road.

The area remains largely intact. Although sections of Finch Street have been altered and there are isolated developments elsewhere, the overall character is that of a mature Federation and inter-war area. The broad streets and nature reserves, substantial setbacks to houses and mature street trees contribute markedly to the Garden City character of the whole. The Gascoigne and Waverley estates retain many of the lanes incorporated as part of the Victorian subdivisions, features not commonly associated with subsequent land development and thus illustrative of the initially slow development of the area under the influence of the depression of the 1890s.

The physical and historical association with Central Park is of a contributory character in terms of the history of the area and is clearly of importance as an example of intervention by the municipal government to enhance the beauty and amenity of an area that was already developing in accordance with the ideals of the contemporary garden suburb movement.

In recent years there has been considerable pressure from residents for Council to introduce an urban conservation control over the area. This has been fuelled by a recognition of the nature and significance of the character of the area on the one hand, and a desire to protect that character in the face of increasing development pressures on the other. These issues have been highlighted by recent aplications for development of the land at 82 Finch Street and 75 Burke Road, both sites being within the proposed urban conservation area. Both applications were refused by Council. Council's decision regarding 82 Finch Street was subsequently upheld by the Adminstrative Appeals Tribunal, which identified the major failing of the development to be its inadequate response to the significant streetscape and housing character of the immediate area. The Gascoigne Area Residents Association continues to take a keen interest in the impact of change in the area, and is strongly supportive of the proposed amendment to introduce an urban conservation area.

SIGNIFICANCE

The area comprising the former Gascoigne, Gascoigne Extension and Waverley estates is of regional significance as a substantial and important example of Federation and inter-war suburban development in Melbourne. Initially subdivided in the late nineteenth century, it experienced its greatest growth in the first decades of the twentieth century. The area therefore exhibits a mixed character typical of land subdivided during the land boom of the 1880s, with generous allotments often backing onto narrow lanes, but occupied with houses often built as much as forty years after the initial subdivision. The area is one of the least altered and most easily interpreted examples of this sequence of development in Melbourne's inner suburbs.

This significance is enhanced by the area's integrity, with a high proportion of buildings remaining the first to be built upon their individual allotments, and by the quality of the building stock. The overall character of the area, a mature Federation and inter-war area with broad tree-lined streets, has for many years been seen as quintessential Malvern. The area's association with Central Park is contributory to its significance. The land upon which Central Park is sited was part of the Gascoigne Extension estate, and its development as a park by Malvern Council can be seen as a notable intervention adding significantly to the verdant character of the area as a whole.

CONSERVATION POLICY

This policy is intended as a guide to appropriate planning decisions and conservation activity within the proposed urban conservation area. While not exhaustive in its detail, it provides a key to some of the critical issues which will need to be considered when any application for works requiring a permit is brought forward. Adherence to the following principles will enable the significance of the area to be maintained while still accommodating appropriate change:

(i) wherever possible all pre-1945 building stock should be retained; A and B grade buildings should be retained as a matter of priority; C grade buildings may be replaced by new buildings of appropriate scale, setback, form and character, although restoration and sensitive adaptation are preferred; ungraded buildings may be replaced by new buildings of appropriate scale, setback, form and character;

(ii) additions and alterations which are not visible from the street are encouraged in preference to visible additions and alterations; alterations and additions of a sympathetic nature are allowed where largely obscured or where of low visible impact, providing they do not adversely impact upon the collective character of a sequence of similar buildings; unsympathetic additions and highly visible additions and alterations are discouraged;

(iii) new front fences should be kept to a maximum height of 1.6 metres, with a preferred height of 1.2-1.4 metres, and should not be higher than the fence of any adjacent house; wherever possible new fences should be based upon the original fence design for that site; where an original fence design cannot be identified, an appropriate alternative may be suitable;

(iv) removal of paint from originally unpainted red brick and render surfaces is encouraged where possible, painting of previously unpainted surfaces is discouraged;

(v) carports and garages on the street frontage are to be discouraged; new garages should be set no further forward than greatest setback of the house facade; carports are able to be set slightly forward of the house if there is no clear alternative, but should not obscure the facade of the house; designs for carports and garages should be complementary to the character of the house but should allow the visual mass of the house to dominate (note that in most cases the size and shape of individual allotments provides an opportunity for the appropriate siting of garages and carports);

(vi) polite contemporary design is encouraged for new buildings, which should maintain appropriate setbacks, materials, scale, visual bulk and overall form with respect to adjacent and nearby houses;

(vii) the verdant character of the area at present should be maintained and encouraged by means of appropriate street planting and by attention to the landscaping of new buildings; the street trees are a dominant element - current plantings should be retained and maintained in a mature state;

(viii) provision should be made to maintain and develop records on buildings in the area as a community and conservation resource.

DEFINITIONS - SIGNIFICANCE

Since the introduction of the first municipal conservation studies in the 1970s there have been numerous attempts to define an appropriate means of categorising sites of significance in terms of levels of significance. In general these have been typified by concentration upon architectural and historical significance, not least because the process of surveying areas has concentrated upon these two aspects - history and architecture. Nonetheless, it is clear that a broader range of factors can contribute to making a place significant.

The Historic Buildings Council (HBC) suggests a number of criteria for assessing significance, including whether a building:

- demonstrates creative or technical accomplishment in the history of architecture and building in Victoria;
- demonstrates typical or outstanding craftsmanship in building construction and decoration;
- demonstrates a representative or notable application of decorative schemes or particular materials in construction and decoration;
- is a representative or extraordinary example of a building type;
- demonstrates a changing sequence of architectural styles, patterns of occupancy and function;
- is an essentially intact and rare example of a building type.
- represents or is an extraordinary example of a way of life, custom, process or function;
- has strong associations with an important figure or figures, cultural group or event;
- represents a sequence of usages or functions over time;
- is of considerable age, particularly in circumstances where the precise historical significance of the building is not at present known.[8]

This list is advisory and general, and by no means exhaustive, but it provides a guide to the type of issues at stake in assessing any element of our post-European settlement built heritage. While the HBC assesses buildings of state significance for inclusion upon its register, the criteria used by the HBC are usually applicable to a lesser degree to buildings of commensurately lesser levels of significance.

On the other hand, at a local level there is also considerable emphasis upon groups of buildings, and the character and significance of the areas to which they contribute, something which is outside the charter of the HBC and thus does not find its way into the HBC's assessment criteria. Buildings of local significance therefore comprise not only buildings of individual local significance, but also buildings which are important because they form an integral part of a group of buildings of overall significance. The loss of a contributory building within an important group may well have a devastating impact upon the significance of the group. This means that the collective significance in turn influences and increases the significance of each of the individual components.

Groups of buildings, or the areas in which they are found, can also be seen to fall into various levels of significance. Some areas, like those found in predominantly nineteenth century towns or cities such as Port Fairy, Maldon, Beechworth, Bendigo or Ballarat, may be seen to be of state or even national significance as extremely important, perhaps unique, documents of cornerstones in the history and development of the state or nation. Other areas are less unique, demonstrating something which is typical rather than extraordinary on a statewide basis, but are significant because of their consistency of character and period and because they provide an important and easily understood account of an aspect of the development of a particular area or region. In the identification of such areas it is important to follow the process of assessment encouraged by the Burra Charter - identification of what is significant, assessment of the degree and type of significance, and preparation of guidelines for the appropriate protection of that significance through conservation practices and the management of future use and change.[9]

---

8 See *Historic Buildings Register 1993*, p iv.

9 See Peter Marquis-Kyle & Meredith Walker *The Illustrated Burra Charter*, Australia ICOMOS, Brisbane, 1992; James Semple Kerr *The Conservation Plan*, National Trust, New South Wales, various editions (latest 1990).

A1 Buildings

A1 Buildings are of national or state importance, and may be considered irreplaceable parts of Australia's built form heritage. Many will be either already included on, or recommended for inclusion on, the Register of Historic Buildings and/or the Register of the National Estate (These are the equivalent of A graded buildings adopted by the City of Melbourne and a number of other councils.)

For a building to be of A1 importance it would need to demonstrate importance in one or more of the categories outlined by the HBC (or possibly some other area) in a manner or to an extent which was rare or distinctive in comparison to other buildings of its type, use, era, style or state. The application of an A1 grading in the City of Prahran to a particular site indicates that the site is registered as an historic building or has a strong *prima facie* case for nomination to the Historic Buildings Council, however the Council itself remains the arbiter of what buildings may or may not be included upon the register, and an A1 grading does not ensure that the building will automatically be registered by the Historic Buildings Council.

A2 Buildings

A2 Buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on, or recommended for inclusion on, the Register of the National Estate. (These are the equivalent of B graded buildings adopted by the City of Melbourne and a number of other councils.)

Most of these buildings will have importance in one or more of the categories defined by the Historic Buildings Council and outlined above, but they are not considered significant to a degree sufficient to warrant nomination to the Historic Buildings Council. In other words, they do not demonstrate importance in a manner or to an extent which is rare or distinctive in comparison to other buildings of their type, use, era, style on a statewide basis, although they will usually be relatively rare or distinctive within their own regional or local context. They are in general important buildings within the context of the City of Stonnington and the wider metropolitan area.

B Buildings

B Buildings make an architectural and historic contribution that is important within the local area. This includes well preserved examples of particular styles of construction, as well as some individually significant buildings that have been altered or defaced. (These are the equivalent of C graded buildings adopted by the City of Melbourne and a number of other Councils.)

Buildings in this category will usually be fine and/or typical examples of their type, era or style, and may help demonstrate the development of their immediate area in one or several periods. They will usually retain a substantial degree of their original material or appearance, and any such additions as are visible will usually either be sympathetic to the character of the original, or will demonstrate a typical and/or notable type of building alteration from another era. They will usually be good and/or substantially intact examples of fairly standard architectural types and styles from particular eras, such as might be found in comparable areas in other municipalities.

Some B grade buildings gain part of their significance from their location within an architecturally or historically rich context, especially if that context is an Urban Conservation Area. In such instances the building may have lost some of its original overall appearance, or have been defaced to some visible extent by later additions, while nonetheless retaining sufficient architectural character to make it a useful and irreplaceable part of the overall streetscape or urban environment. A building's significance (both architectural and historical) as a contributory element within this context may therefore be sufficient to warrant a B grading, even though a similar building in a less important context may have been graded C.

C Buildings

C Buildings are either reasonably intact representatives of particular periods or styles, or they have been substantially altered but stand in a row or street which retains much or its original character. These buildings are considered to have amenity or streetscape value. (These are the equivalent of D and E graded buildings adopted by the City of Melbourne and a number of other Councils.)

In important areas, such as urban conservation areas, C buildings are those which once formed an integral part of the character of the area, but which have now been altered or defaced to such an extent that they contribute only in terms of overall scale, form and/or setback. C Buildings may also be reasonably intact to their original appearance but stand in isolation or in a context which has undergone considerable change and/or is of little overall significance.

Ungraded buildings

The fact that a building has remained ungraded may be due to a number of considerations. In an urban conservation area an ungraded building is one which makes no important contribution to the notable character of that area, and does not contribute to our understanding of the important or unique aspects of the historical and/or architectural development of that area.

Outside urban conservation areas, ungraded buildings are either buildings which make no significant contribution to the character of their area or else are considered too recent to be 'heritage' within the parameters of the present time and study.

Urban Conservation (UC1) Areas

Wherever they apply throughout the Melbourne Metropolitan Area, Urban Conservation Areas have accepted heritage values (ie. are considered to be of cultural significance). Attributes which contribute to this are architectural and historical significance, cohesive form and/or style, integrity and relative cultural significance. Many different gradings of buildings are present in Urban Conservation Areas, but all Streetscapes are considered to be of state or local significance. Level 1 & 2 Streetscapes only occur in Urban Conservation Areas.

Level 1 Streetscapes

Level 1 streetscapes have a statewide significance, and define an important collection of buildings, generally from a similar period or representing a similar style. A high proportion of buildings within such streetscapes will be of relatively high individual significance, and there will be few if any buildings of an intrusive or non-contributory character. Level 1 streetscapes are relatively rare in the greater metropolitan area.

Level 2 Streetscapes

Level 2 streetscapes have a regional or local significance because the character and scale of a particular period or style predominates, even though there may be some gaps, and in some cases the buildings may have a relatively low significance individually. All of the streetscapes in the Gascoigne and Waverley estates urban conservation area fall into this category.

DEFINITIONS - BUILDING DESCRIPTIONS

The Appendix provides a list of buildings noting street address, level of significance and period. The terminology of the period identification in this appendix has been kept rather broad, reflecting the fact that most buildings have been identified on the basis of appearance and a general understanding of the history of the area rather than through specific historical research. The research approach stems from an appreciation that the significance of the area stems from the collective character and high proportion of original buildings on individual allotments rather than from the individual significance of each site. Further research into individual sites may be a useful exercise for the future, but this is not possible within the parameters of this report, nor is it seen to be critical in the context of identifying the overall significance of this area.

The most common terminology falls into two parts - a period name (eg Victorian, Federation, inter-war, post-war) and a type identification (eg villa, bungalow, maisonette). Each of these words should be defined in the context of the study area. 'Victorian' refers to buildings which are of a period and style typical for the period of the 1880s and, to some extent, 1890s in Melbourne. This group of buildings is likely to be Italianate in style, with ornate stucco decoration, slate roofs and cast iron lacework as some of the most distinctive features. 'Federation' refers to architecture showing the hallmarks of buildings of the period immediately prior to and following the Federation of Australia, that is the 1890s until about 1918. Red brick walls, timber verandah structure and decoration, slate or terracotta roofs and leadlight are some of the characteristic materials of this period and its so-called Queen Anne style. 'Inter-war' clearly refers to the period between 1919 and 1942, the latter being the year in which domestic construction virtually stopped due to war privations. The buildings of this period in the study area are typical of the period in their use of rendered surfaces and feature bricks, and their free, eclectic use of the stylistic vocabulary of the Californian Bungalow, the Spanish Mission Revival, and the Tudor Revival.

The terms 'villa' and 'bungalow' are closely related, insofar as in the Australian context both generally refer to small to medium size detached houses, but the bungalow has many additional associations with the Californian and Craftsman bungalow styles, and has been used in those situations where the overall character of the building appears to have been influenced by these bungalow styles. The most common characteristics of bungalow influence are the use of multiple gables, low pitched roofs and verandahs carried on heavy timber or masonry piers. 'Maisonette' is the term favoured in the first half of the century for semi-detached houses.

APPENDIX

NOTES ON THE INDIVIDUAL PROPERTIES

REFERENCES

Michael Cannon *The Land Boomers*, Melbourne .

John Clare 'The Post-Federation House in Melbourne', Bachelor of Architecture thesis, University of Melbourne, 1986.

S Clements 'The Gascoigne and Waverley Estates, Malvern - a study of suburban land development 1885-1945', Research Report, Department of Architecture and Building, University of Melbourne 1974.

Collie Planning & Development Services Pty Ltd 'Residential Development Control Study', unpublished report prepared on behalf of the City of Malvern, 1988.

Historic Buildings Register 1993, Melbourne 1993.

James Semple Kerr *The Conservation Plan*, National Trust, New South Wales, various editions (latest 1990).

Laceworks Landscape Collaborative , 'Malvern Urban Character Study', unpublished report prepared on behalf of the City of Malvern, 1988.

Paul Laycock "Central Park" Malvern', unpublished report prepared for the City of Malvern, 1988.

Miles Lewis *Australian Architectural Index* (1888-1941), University of Melbourne, 1987.

Nigel Lewis· Richard Aitken P/L in association with Malvern Historical Society 'City of Malvern Heritage Study', unpublished report prepared on behalf of the City of Malvern, 1992.

Peter Marquis-Kyle & Meredith Walker *The Illustrated Burra Charter*, Australia ICOMOS, Brisbane, 1992

MMBW House Covers (various).

Bryce Raworth 'A Question of Style: Inter-war Domestic Architecture in Melbourne', Master of Architecture thesis, University of Melbourne, 1993.

Sands & McDougall *Melbourne Directories* (various years)

John Vale & Co. Map Collection, State Library of Victoria

ADDRESS	GRADING	DESCRIPTION AND KNOWN DATA	
BATES STREET			
1-3	B	inter-war flats	
2	B	inter-war house	
4	B	inter-war bungalow	
5	-	amenity	
6	B	Victorian house	(MMBW)
7	-	amenity	
8	B	Victorian house	(MMBW)
9	B	Victorian house	1894 'Leven' (MMBW)
10	B	Federation villa	
11	B	Victorian house	1894 'Eastview' (MMBW)
12	B	Federation villa	
14	A2	Federation bungalow	1914-15; Harry G Jackson, architect (RB) (S&McD)
16	B	Federation villa	
17	B	Federation villa	
18	B	Federation villa	
19	B	Federation villa	(MMBW)
20	B	inter-war bungalow	1922 (DP)
21	-	flats, amenity only	
23	B	Federation villa	(MMBW)
BEAVER STREET			
1	B	Federation villa	
2	B	Federation villa	
3	B	Federation villa	
4	B	Federation villa	
5	B	Federation villa	
5A	B	Federation villa	
6	B	Federation villa	
7	B	Federation villa	
8	B	Federation villa	
9	B	Federation villa	
10	B	Federation villa	
11	B	Federation villa	
12	B	Federation villa	(MMBW)
13	B	inter-war villa	
14	B	Federation villa	(MMBW)
15	B	Federation villa	
16	-	post-war	
17	B	Federation villa	
18	-	post-war	
19	B	Federation villa	
19A & B	B	inter-war maisonettes	
20-22	B	Federation villa	(MMBW)
21	B	Federation villa	
23	B	inter-war villa	
24	B	Federation villa	
25	B	Federation villa	
26	B	Victorian villa	(MMBW)
27	-	post-war	

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

28	B	Victorian villa	(MMBW)
29	B	Federation villa	
30	B	Federation villa	(MMBW) 'Cromley'
31	B	inter-war villa	
32-32A	B	inter-war maisonettes	
33	-	amenity	
34	B	Victorian villa	(MMBW); altered
35	B	Federation villa	
36	B	Federation villa	
37	B	inter-war villa	
38	B	bungalow	
39	-	post-war	
40	B	inter-war bungalow	
41	B	Federation villa	
43	B	Federation villa	
44	B	Federation villa	
45	B	Federation villa	
46	B	Federation villa	
47	-		
48	B	Federation villa	
49	B	Federation/inter-war villa	
50	B	Federation villa	
51	C	inter-war flats	
52	B	Federation villa	
53	-		
54	-	post-war	
55	B	Federation villa	
56	-	post-war	
56A	-	post-war	
57	B	inter-war villa	
58	-	post-war	
59	B	Federation villa	
60	-		
61	B	Federation villa	
62	-		
63	B	Federation villa	
64	B	Federation villa	
65	B	Federation villa	
66	B	inter-war villa	
67	B	Federation villa	
68	B	Federation villa	
70	B	Federation villa	
71	B	inter-war villa	
72	B	Federation villa	
73	-	recent	
74	B	Federation villa	1909-10; Henry Rolland (architect) owner (RB)
76	B	Federation villa	
78	B	Federation villa	(MMBW); 1899-1900, Edmund Burke (architect) owner (S&McD) (RB) (altered)
80	A2	Federation villa	(MMBW); 1899-1900, Edmund Burke (architect) owner (S&McD) (RB) (AI)

BELSON STREET

4	B	inter-war bungalow	
5A-5K	-	post-war	
6	B	inter-war bungalow	

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI).
MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

7	-	post-war	
8	B	inter-war bungalow	
10	B	inter-war bungalow	
11	B	inter-war bungalow	
12	B	inter-war bungalow	first floor addition
13	C	inter-war villa	
14	B	inter-war bungalow	
15	B	inter-war villa	
16	-	post-war	
17	B	inter-war villa	
18	B	Federation bungalow	
19	B	inter-war villa	
20	B	inter-war bungalow	
21	B	inter-war bungalow	
22	B	inter-war bungalow	
23	B	inter-war two storey house	
24	-	recent	
25	B	inter-war villa	
26	B	inter-war villa	
27	B	inter-war villa	
28	B	inter-war villa	
29	B	inter-war bungalow	
30	C	inter-war house	alterations
31	B	inter-war bungalow	
32	B	inter-war villa	
33	B	inter-war bungalow	
34	B	inter-war villa	
36	B	inter-war villa	
38	B	inter-war villa	
40	B	inter-war villa	

BURKE ROAD

23	B	Federation bungalow	
25	B	Federation villa	
27	B	Federation bungalow	
29	B	Malvern Community Arts Centre	former hall (1928; BP 9459) and church (1905)
31	B	inter-war bungalow	
33	-	private hospital	1905-15 (CT)
35	-	post-war villa	
37	B	Federation villa	'Hollydale Lodge', 1905-15 (CT)
41	B	Federation villa	1905-15 (CT)
43	B	inter-war bungalow	
45	B	inter-war bungalow	
47	B	inter-war villa	
49	B	Federation villa	1905-15 (CT)
51	B	inter-war villa	
53	B	inter-war bungalow	
55	B	inter-war bungalow	
57	A2	Ewing Memorial Uniting Church	H W & F B Tompkins architects, 1910-11 (church) and 1920 (manse)
61	-	recent	
63	B	Federation bungalow	obscured by high fence
65	B	inter-war bungalow	
67	B	Federation villa	
69	B	Federation villa	1905-15 (MMBW) (CT)
71	C	inter-war villa	amenity only
73	B	Federation villa	1900-05 (MMBW) (CT)

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

77	B	Federation villa	1911 (DP)
79	B	inter-war flats	
81	B	Federation villa	altered

CENTRAL PARK

War memorial c. 1919
Gilpin Fountain 1929
Wilmot Fountain 1928
Conservatory 1927

CENTRAL PARK ROAD

1B	-	post-war units	
1A	-	post-war units	
1	-	post-war --	
2	B	inter-war villa	
2A	B	inter-war villa	(difficult to see)
3	B	Federation villa	
4	B	inter-war bungalow	
4A	B	inter-war bungalow	
5	B	Federation villa	
6B	C	Federation maisonette	
6A	B	Federation maisonette	
7	B	Federation villa	
8	-	post-war flats	
8 (at rear)	B	Victorian house	c. 1887, built for Cr Alex McKinley, Mayor of Malvern 1901 and 1910 (MMBW)
8A	B	inter-war villa	
9	B	Federation villa	
10	B	Federation villa	
11	B	Federation villa	
12	B	Federation villa	1912-13 (RB)
13	B	Federation villa	1912-13 (RB)
14	B	Federation villa	
15	B	Federation villa	1911-12: Alfred Hamilton (builder) owner (S&McD) (RB) (alterations)
16	B	Federation villa	
17	B	Federation villa	
18	B	Federation villa	
19	-	amenity only	
20	B	Federation villa	
21	B	Federation villa	
22	B	Federation villa	
23	B	Federation villa	
24	B	Federation villa	
25	B	Federation villa	
26	C	Federation villa	(altered)
27	B	Federation villa	
27A	B	inter-war villa	
28	C	Federation villa	(altered)
29	B	inter-war villa	1922 (BP)
30	B	Federation villa	
31	B	inter-war villa	
32	B	Federation villa	
33	B	Federation villa	1890 'Clovelly' (MMBW) (RB)

CLEMENT THESIS (CT): DRAINAGE PLAN (DP): RATE BOOKS (RB): AUSTRALIAN ARCHITECTURAL INDEX (AI).
MALVERN COUNCIL BUILDING PLAN COLLECTION (BP): SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

36	B	inter-war villa	
38	B	Federation villa	
39	B	inter-war flats	
40	B	Federation villa	
42	B	Federation villa	
44	B	Federation villa	
46	B	inter-war house	1923-24 (S&McD)
50	-	post-war house	
52	B	Federation villa	(MMBW) 'Colintraric'
56	B	inter-war house	1925; R M King architect
58	B	Federation villa	1905 (RB) (MMBW); 'Dundonald' (altered)
60	A2	inter-war villa	John Landy's childhood house; 1925-26 (RB) (S&McD); R M King architect (BP 5314)
62	B	Federation villa	
64	-	post-war	
66	B	Victorian villa	(MMBW) 'Earl's Barton'
68	-	vacant lot	
–	B	inter-war villa	

COPPIN STREET

1	B	Federation villa	
2-2A	B	inter-war maisonettes	
2B-2C	B	inter-war maisonettes	
3	B	Victorian villa	1885 'Minden' (CT) (MMBW)
42-2A	B	inter-war maisonettes	
5	-	vacant site	
6	B	Federation villa	
7	B	Federation villa	
8	B	Federation villa	
9	B	Federation villa	
10	-	post-war	
11	B	Federation villa	
12	B	Federation villa local	1908 (CT); distinctive columns by builder William Parker
13	B	inter-war bungalow	
14	B	Federation villa	1906, William Parker (builder) owner (CT)
15	B	Federation villa	
16	B	Federation villa	
17	B	inter-war bungalow	1924, Alfred Hitchcock (architect) owner (BP) (MMBW)
18	B	Victorian villa	
19	B	Federation villa	1905 'Rosedale' (CT) (MMBW)
20	B	inter-war bungalow	
21	B	Federation villa	1903 'Flora Dora', Blackett & Rankin, architects (CT) (MMBW)
22	B	Federation bungalow	
23	-		
24	-	post-war	
25	B	Federation villa	
26	-	post-war	
27	B	inter-war bungalow	1919, Arthur Plaisted (architect) owner (BP) (MMBW)
28	B	Victorian villa	(MMBW)
29	B	Victorian villa	1913 Schoolhouse Building
30	B	Federation bungalow	

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

31	C	Federation villa	1895 (CT) (MMBW) (altered)
32	-	post-war	
33	B	Victorian villa	1890 'Craigmilla', formerly Armaranth Private Hospital (MMBW)
36	-	post-war	
37	B	inter-war villa	
38	B	inter-war villa	
39	B	inter-war villa	
40	B	inter-war bungalow	
41	B	Federation villa	(MMBW)
42	B	Federation villa	c. 1905 (CT) (MMBW)
43	B	inter-war villa	
44	B	Federation villa	c. 1905 (CT) (MMBW)
45	B	Victorian villa	1891, 'Melville' (CT) (MMBW)
46	B	Federation villa	c. 1905 (CT)
47	B	Victorian villa	c. 1885 (CT) (MMBW)
47A–47B	C	inter-war maisonettes	altered
47C–47D	B	inter-war maisonettes	
47E	B	inter-war flats	
48	B	Federation villa	c. 1905 (CT) (MMBW)
49	B	Federation villa	
50	B	Federation villa	c. 1905 (CT) (MMBW)
51	B	Federation bungalow	
52	B	Federation villa	post-1915 (CT)
53	B	Federation bungalow	
54	B	Federation villa	
55	B	Federation bungalow	
56	B	Federation villa	
57	B	Federation villa	
58	-		
59	B	Federation villa	
60	B	Federation villa	1915 (CT)
61	B	Federation villa	
62-62A	B	inter-war maisonettes	
63	-	post-war	
65	B	Federation villa	
66	B	Federation villa	
67	B	Federation villa	
68	-	amenity	
69	B	Federation villa	1913 (CT)
70	B	Federation villa	
71	B	inter-war villa	
72	B	Federation bungalow	
73	B	Federation villa	
74–74A	B	inter-war maisonettes	
75	B	Federation villa	1915 (CT) (RB)
76	B	inter-war manse	1920, H W & F B Tompkins, architects (BP 2501)
77-79	-	recent	

DOUGLAS STREET

1	B	Federation bungalow	
2A	B	Federation bungalow	
2	B	Federation villa	
3	B	Federation bungalow	
3A	B	Federation bungalow	
4	B	Federation villa	
5	B	Federation bungalow	

CLEMENT THESIS (CT), DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI);
MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

6	B	Federation villa	
7	B	Federation villa	
8	B	inter-war villa	
9	B	Federation bungalow	
10	B	Federation villa	
11	B	Federation villa	
12	B	Federation villa	
12A	B	inter-war villa	
13-15	B	Federation maisonettes	
14	B	Federation villa	
16	B	Federation villa	
17	B	Federation villa	
18	B	Federation villa	
19-21	B	Federation maisonettes	
22	B	Federation villa	
23	C	Federation villa?	extensive alterations and additions underway
24	B	Federation villa	
25	C	inter-war villa	intrusive additions
26	B	Federation villa	
27	B	inter-war villa	
28	B	Federation villa	
29-31	-	post-war maisonettes	

EPPING STREET

1	B	inter-war maisonette	1919
2B	B	inter-war villa	
2A	B	inter-war bungalow	
2	B	inter-war bungalow	
3	B	inter-war maisonette	1919
3A	B	inter-war maisonette	1919
3B	A2	St Catherine's Church and Hall	(former Epping Street Methodist Church, 1907; replaced by Peace Memorial Church in 1921, North & Williams architects)
4	B	Federation villa	
5	-	post-war	
6	B	Federation villa	
7	B	Federation villa	
8	B	Federation villa	
9	B	Federation villa	
10	B	Federation villa	
11	B	Federation villa	
12	B	Federation villa	
13	B	Federation villa	
14	B	Federation villa	
15	B	Federation villa	
16	B	Federation villa	
17	B	Federation villa	
18	B	Federation villa	
19	B	Federation villa	
20	B	Federation villa	
21	B	Federation villa	
22	B	Federation villa	
23	B	Federation villa	
25	B	Federation villa	

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD) BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

31	C	Federation villa	1895 (CT) (MMBW) (altered)
32	-	post-war	
33	B	Victorian villa	1890 'Craigmilla', formerly Armaranth Private Hospital (MMBW)
36	-	post-war	
37	B	inter-war villa	
38	B	inter-war villa	
39	B	inter-war villa	
40	B	inter-war bungalow	
41	B	Federation villa	(MMBW)
42	B	Federation villa	c. 1905 (CT) (MMBW)
43	B	inter-war villa	
44	B	Federation villa	c. 1905 (CT) (MMBW)
45	B	Victorian villa	1891, 'Melville' (CT) (MMBW)
46	B	Federation villa	c. 1905 (CT)
47	B	Victorian villa	c. 1885 (CT) (MMBW)
47A-47B	C	inter-war maisonettes	altered
47C-47D	B	inter-war maisonettes	
47E	B	inter-war flats	
48	B	Federation villa	c. 1905 (CT) (MMBW)
49	B	Federation villa	
50	B	Federation villa	c. 1905 (CT) (MMBW)
51	B	Federation bungalow	
52	B	Federation villa	post-1915 (CT)
53	B	Federation bungalow	
54	B	Federation villa	
55	B	Federation bungalow	
56	B	Federation villa	
57	B	Federation villa	
58	-		
59	B	Federation villa	
60	B	Federation villa	1915 (CT)
61	B	Federation villa	
62-62A	B	inter-war maisonettes	
63	-	post-war	
65	B	Federation villa	
66	B	Federation villa	
67	B	Federation villa	
68	-	amenity	
69	B	Federation villa	1913 (CT)
70	B	Federation villa	
71	B	inter-war villa	
72	B	Federation bungalow	
73	B	Federation villa	
74-74A	B	inter-war maisonettes	
75	B	Federation villa	1915 (CT) (RB)
76	B	inter-war manse	1920, H W & F B Tompkins, architects (BP 2501)
77-79	-	recent	

DOUGLAS STREET

1	B	Federation bungalow
2A	B	Federation bungalow
2	B	Federation villa
3	B	Federation bungalow
3A	B	Federation bungalow
4	B	Federation villa
5	B	Federation bungalow

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

FINCH STREET

1	B	Federation shop	(MMBW)
2	A2	Federation villa	1909 (RB), two storey
3	B	Victorian villa	(MMBW) verandah altered
4	B	Federation villa	c. 1915
5	A2	St John The Evangelist	1920, replacing earlier (1888) church
7	B	Victorian house	two storey (MMBW)
8	B	inter-war bungalow	1915
9	B	Federation villa	1903 (CT) (MMBW)
10	B	Federation villa	
11	B	Federation villa	1903 (CT) (MMBW)
12	B	Federation villa	1907 (CT)
14-16	B	Federation villa	
15	A1	Federation villa	1902 'The Gables', Ussher & Kemp architects (CT) (MMBW)
18	B	Federation villa	(MMBW)
21	B	Federation villa	1899, William Knox owner, Ussher & Kemp architects (CT) (MMBW)
22	B	Federation villa	1899, former East Malvern High School (MMBW)
23	B	Federation villa	1899, William Knox owner, Ussher & Kemp architects (CT) (MMBW)
24	B	Federation villa	(MMBW)
25	B	Federation villa	1899, William Knox owner, Ussher & Kemp architects (CT) (MMBW)
27	B	Federation villa	1899, William Knox owner, Ussher & Kemp architects (CT) (MMBW)
28	C	inter-war villa	
31	B	Federation villa	1899, William Knox owner, Ussher & Kemp architects (CT) (MMBW)
32	B	Federation villa	1897 (CT) (MMBW)
33	B	Federation villa	1899, William Knox owner, Ussher & Kemp architects (CT) (MMBW)
35	-	post-war	
36	B	Federation villa	1912 (CT)
37	-	post-war	
38	B	timber Victorian villa	1890 (CT) (MMBW)
39	-	post-war	
40	B	timber Victorian villa	1890 (CT) (MMBW)
43	-	inter/post-war	amenity
45	-	post-war	
47	B	inter-war villa	
48	-	post-war	
50	B	Victorian villa	1886, one of the earliest remaining houses on the Gascoigne and Waverley subdivisions and a fine example of a two storey Italianate villa with return two storey verandah (MMBW)
52	B	inter-war villa	
53	-	post-war	
61	B	Federation villa	1914 (CT)
62	B	Federation villa	1910, distinctive columns, built by local builder Willim Parker
63	B	Federation villa	post-1915 (CT)
64	B	inter-war villa	
65	C	Federation villa	altered
66	B	Federation villa	1915 (CT)
67	B	Federation villa	
71	B	Federation bungalow	

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

73	B	Federation villa	
74	-	post-war	
76	B	inter-war villa	
77	B	Federation villa	
79	-	post-war	
82	B	Federation villa	1915 (CT)
84	B	inter-war villa	
85	-	post-war	
86-90	-	post-war flats	
87	B	Federation villa	1899, 'Elaine' (CT) (MMBW)
91	A2	Federation villa	c. 1899 'Ellamine' (MMBW)
92	A2	Victorian villa	c. 1890-91 'Werai'; a fine and early example of the so-called Queen Anne revival in Melbourne (MMBW)
95	B	Federation villa	1909 (CT)
97	B	inter-war bungalow	
98	B	Victorian villa	(MMBW) altered
101	B	inter-war villa	
102	-	post-war	
103	C	Federation villa	altered
104-106	B	inter-war maisonettes	
105	-	recent	
107	B	Federation villa	
109	B	Federation villa	obscured
110	B	inter-war villa	
112	B	inter-war villa	
113	B	Federation villa	c. 1901, Sydney H Wilson, architect; (MMBW)
114-116	B	inter-war maisonettes	
118	B	Federation villa	1912 (CT)
119	B	Federation villa	
120	C	Federation villa	1910, William Parker builder (CT); altered
122	B	Federation villa	1911, William Parker builder (CT)
124	B	Federation villa	1911, William Parker builder (CT)
126-128	B	inter-war flats	
132	B	inter-war villa	
134	B	Federation villa	
136	-		
136A	-		

KERFERD STREET

1	C	amenity only
2	C	amenity only
3	B	inter-war bungalow
4	B	Federation villa
5	B	Federation bungalow
6	B	inter-war villa
7	B	inter-war bungalow
8	B	Federation villa
9	B	inter-war bungalow
10	B	inter-war villa
11	B	inter-war bungalow
12	B	inter-war villa
13	B	inter-war bungalow
14	-	recent
15	B	inter-war bungalow

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

16	B	bungalow	early 1890s Malvern Grammar School (MMBW), much altered in the inter-war period
17	-		
18	B	Federation villa	
19	B	inter-war villa	
20	B	Federation villa	
21	B	Federation villa	
22	B	Federation villa	
23	B	Federation villa	
24	B	Federation villa	
25	B	Federation villa	
26	B	Federation villa	
27	B	Federation villa	
28	B	Federation villa	
29	B	Federation villa	
30	B	Federation villa	
31	B	Federation villa	
32	B	Federation villa	
33	B	Federation villa	
34	B	inter-war villa	
35	-	post-war	
36	C	inter-war villa	
37	B	Federation villa	
38	B	Federation villa	
39	B	inter-war villa	
40	B	Federation villa	
41	B	Federation/inter-war villa	
43	B	Federation villa	
44	B	Federation villa	
46	B	inter-war villa	1920, Arthur Plaisted architect (BP 2418)
48	B	inter-war bungalow	
50	B	inter-war bungalow	1918, J F Scarborough architect (BP 1310)
52	B	inter-war bungalow	
53	B	Federation villa	(MMBW)
54	-	amenity	
55	B	inter-war villa	
56	B	inter-war villa	
58	B	inter-war villa	
59	B	inter-war villa	
60	B	inter-war villa	
61	B	Federation villa	
62	B	Federation villa	
63	B	Federation villa	
64	B	inter-war villa	
65	B	Federation villa	
66	B	inter-war villa	
67	B	inter-war villa	
68	B	inter-war villa	
69	B	inter-war villa	
70	C	Federation villa	
71	B	inter-war villa	
72	B	Federation villa	
73	B	Federation bungalow	
74	-	demolished	
75	B	inter-war bungalow	1917 (BP 1179)
77	B	inter-war bungalow	
79	B	Federation villa	

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

81	B	inter-war villa	1918, original carport
83	B	Federation villa	1909-10 (RB)
85	B	Federation villa	1912-13 (RB)
87	B	Federation villa	
89	B	Federation villa	
91	B	Federation villa	
93	B	inter-war villa	

KINGSTON STREET

1	B	inter-war flats	
1A	-	post-war villa	
3	A2	Federation villa	1912, Inskip & Kemp architects (RB) (DP)
5	B	Federation villa	1908, Ussher & Kemp architects (RB) (DP)
7	B	Federation villa	1907 (RB) (DP)
9	B	Federation villa	1897, A H Cutler (architect) owner (RB) (DP) (MMBW)
11	B	inter-war bungalow	1922 (BP)
13	B	Federation villa	1907 (RB) (DP)
15	C	inter-war villa?	
17	B	inter-war bungalow	1918 (RB), first floor addition
19	B	Federation villa	1912 (RB)
21	A2	Federation bungalow	1916 (RB)
23	B	inter-war flats	
25	B	Federation bungalow	1914, Flannagan & Warren architects (CT)
27	B	Federation bungalow	1914, Flannagan & Warren architects (CT)

MANNING ROAD

1	B	Federation villa	
2	B	Federation bungalow	
3	B	Federation villa	
4	B	inter-war bungalow	
5	C	Federation bungalow	altered
6	B	Federation villa	(MMBW)
7	B	Federation villa	(MMBW)
8	B	Federation villa	
9	B	Federation villa	(MMBW)
10	A2	Victorian house	1905 (RB) (MMBW), former private hospital and, later, private hotel; restored
11	B	Federation villa	
12	-	post-war	
14	B	Federation villa	(MMBW) 'Wharekos'
16	B	inter-war maisonettes	
17	A2	Federation villa	1907 former private hospital 'Finchlea'; distinctive and fine detailing; restored
18	B	inter-war bungalow	
19	B	Federation villa	(MMBW)
20	B	Federation villa	
21	B	Federation villa	(MMBW)
22	B	Federation villa	1910-11 (RB)
23	B	Federation villa	

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

24	B	Federation bungalow	
25	B	Federation villa	
26	B	Federation villa	1900-05 (CT) (MMBW)
27	B	inter-war bungalow	
28	B	Federation villa	(MMBW)
29	B	Federation villa	
30	B	Federation villa	
30A & B	C	inter-war maisonettes	
31	B	Federation villa	
33	B	Federation villa	
35	B	Federation villa	attic storey added
37	B	Federation villa	
39	B	Federation villa	
41	B	Federation villa	(MMBW)

NOTT STREET

1	C	inter-war bungalow	first floor addition?
2A-2B	B	inter-war maisonettes	
3	B	inter-war bungalow	
4	B	inter-war bungalow	
5	B	two storey bungalow	
6	B	inter-war bungalow	
7	B	inter-war bungalow	
8	B	inter-war villa	
9	B	inter-war bungalow	
10	B	inter-war villa	
11	B	inter-war bungalow	
12	B	inter-war bungalow	
13	B	inter-war bungalow	
14	B	inter-war villa	
15	B	inter-war bungalow	
16	B	inter-war villa	
17-19	B	inter-war maisonettes	
18	-	post-war	
20	B	inter-war bungalow	1919, H V Gillespie architect (S&McD) (BP 1400)
21	B	inter-war bungalow	
22	B	inter-war bungalow	
23	B	inter-war bungalow	1927 Arnaud Wright (architect) owner
24	B	inter-war bungalow	
25	B	inter-war villa	
26	C	inter-war bungalow?	much altered
27	-	recent	
28	B	inter-war bungalow	
29	A2	inter-war villa	1931, Leslie Reed architect (BP 10688) (RB) (S&McD)
30	B	inter-war bungalow	
31	B	inter-war house	
32	-	post-war	
33	B	inter-war villa	1929, Arnaud Wright architect
34	B	inter-war bungalow	
35	B	inter-war villa	
36	-	post-war	
37	B	inter-war house	1929, Arnaud Wright architect (BP 9981) (S&McD)

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

TOORONGA ROAD

44	B	Federation villa	
46-48	B	Federation maisonettes	
50-52	B	Federation maisonettes	
60	B	Federation villa	
64	B	Federation villa	
66	B	Federation villa	
68	B	Federation villa	

TURNER STREET

1	B	Federation villa	
1A	B	bungalow	
2	-	post-war villa	
3	B	Victorian villa	1892 (RB) (MMBW)
4	B	Federation villa	
5	B	Federation villa	
6	B	Federation villa	(MMBW)
7	B	Federation villa	
8	B	Federation villa	
9	B	Victorian villa	(MMBW) first (Royal) Melbourne Golf Club 'Associates and Caddies rooms' (MMBW)
10	B	Federation villa	
11	B	Victorian/Federation villa	(MMBW)
12	B	Federation villa	
13	-	post-war	
14	B	Federation villa	
15	C	inter/post-war	
16	B	Victorian villa	(MMBW) first (Royal) Melbourne Golf Club 'clubhouse', from 1891 (MMBW)
17	B	Federation villa	
18	B	Federation villa	'Curlismore', (MMBW)
19	B	Federation villa	(MMBW)
20	B	Federation villa	'Crellow' (MMBW)
21	B	Federation villa	
21A	B	inter-war villa	
22	B	Federation villa	
23	B	Victorian villa	(MMBW)
24	B	Federation villa	'Roneverg' (MMBW)
25	-	post-war	
26	B	Federation villa	1903-04 (RB) (MMBW), 'Roslyn'
27	-	post-war?	
28	B	Federation villa	
29	-	post-war	
30	B	Federation villa	1912-13 (RB)

WATTLETREE ROAD

318A	B	inter-war villa	
318B	B	inter-war villa	
318C	B	inter-war villa	
318D	B	inter-war villa	
324	B	inter-war attic storey villa	1921, P G Fick, architect (BP) (S&McD)
326	A2	inter-war two storey house	1921 (S&McD)
328	A2	inter-war stone house	1930, O H Jorgensen architect (BP) (S&McD)

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD)
BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

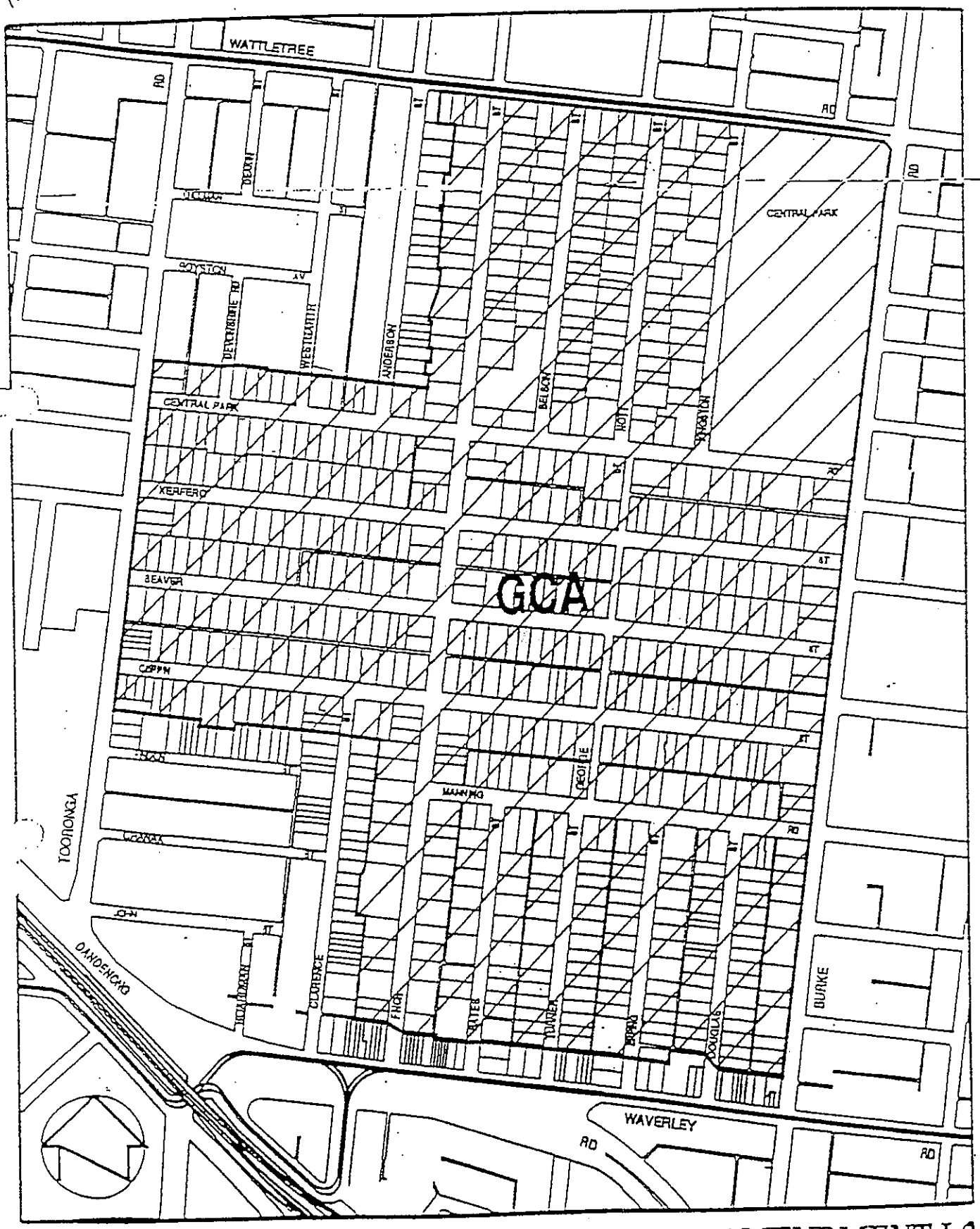
330	B	inter-war villa	
332	B	inter-war villa	
334	B	inter-war villa	(substantial weeping myrtle in front garden)
336	-	post-war villa	
338	B	Federation bungalow	

CLEMENT THESIS (CT); DRAINAGE PLAN (DP); RATE BOOKS (RB); AUSTRALIAN ARCHITECTURAL INDEX (AI); MALVERN COUNCIL BUILDING PLAN COLLECTION (BP); SANDS & McDOUGALL DIRECTORIES (S&McD) BUILDING SHOWN ON THE MMBW BASE PLAN OF 1905 (MMBW)

STONNINGTON PLANNING SCHEME

LOCAL SECTION

(Reference Clause 143A)



AMENDMENT L2

LEGEND

GCA GASCOIGNE CONSERVATION AREA

This is a copy of the amendment approved by the Minister for Planning on 20 OCT 1995

Geoff Code Manager
Planning Coordination Branch