

## INDIVIDUAL HERITAGE PLACE – CITATION

HO258

**NAME OF PLACE:** Ahlston Lea

**OTHER NAMES OF PLACE:** Coleman house.

**ADDRESS / LOCATION:** 19 Alleyne Avenue, Armadale

**PROPERTY INFORMATION:** Crown Portion 50

**LEVEL OF SIGNIFICANCE:** Local.

**ASSESSED BY:** Graeme Butler & Francine Gilfedder.

**ASSESSMENT DATE:** March 2002

## STATEMENT OF SIGNIFICANCE

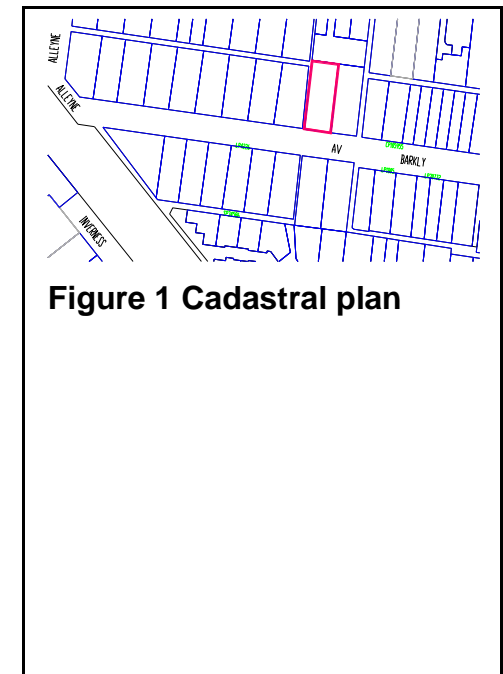
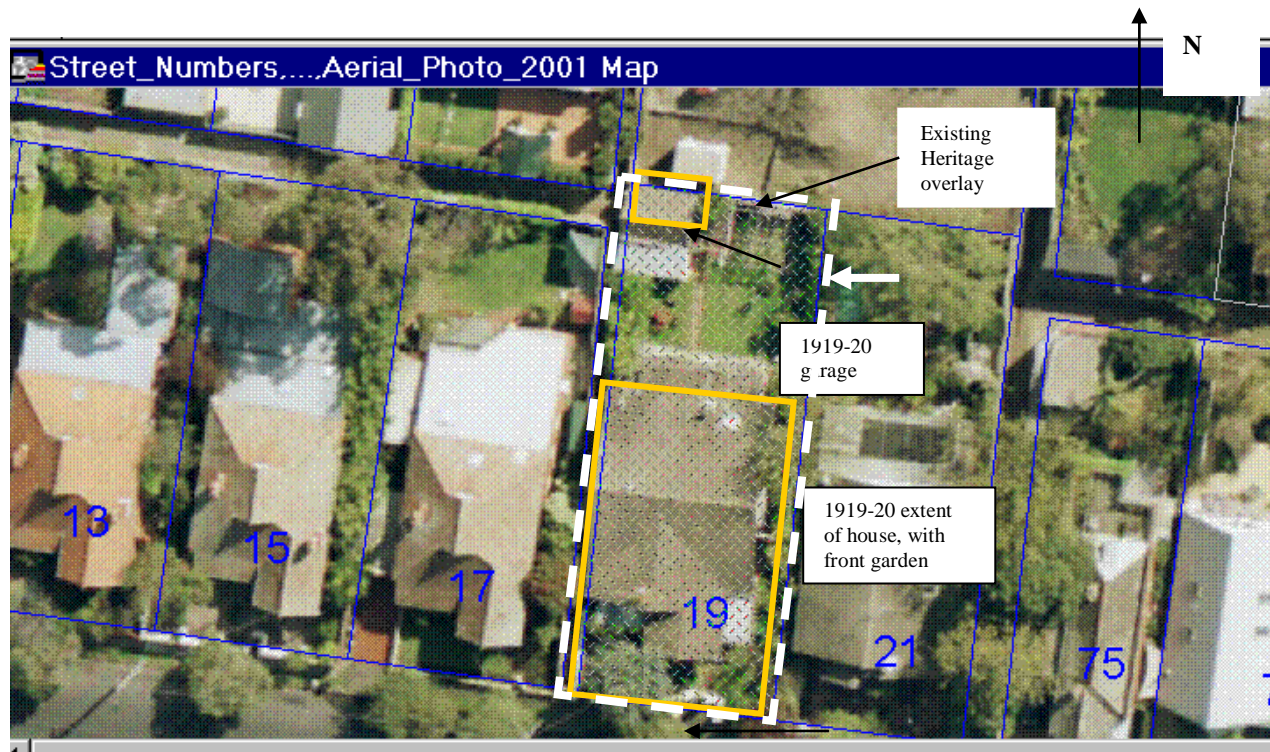
### (as visible from the street)

The house at 19 Alleyne Avenue is locally significant historically and architecturally because:

- The distinctive architectural styling of the house expresses the early and significant Japanese influence on the development of the Californian Bungalow in Australia (Criterion E1).
- Examples of the Japanese Bungalow style are rare within the mainstream of Californian Bungalow style houses built in Australia ( Criterion B2).

# PLAN

**NAME:** Ahlston Lea  
**OTHER NAMES:** Coleman house  
**ADDRESS / LOCATION:** 19 Alleyne Avenue, Armadale  
Not to Scale<sup>1</sup>  
**19 ALLEYNE AVE, ARMADALE**



<sup>1</sup> Aerial view supplied by the City of Stonnington

**PHOTO:**



Figure 1 (Source: Graeme Butler & Associates 29/3/02)

## DESCRIPTION:

(as assessed from the street)

This is a red brick and stucco gabled roof house, with unglazed Marseilles pattern terra-cotta roof tiles, timber framed windows and doors, shingled gable ends, expressed rafter ends, and a stucco and brick pier and panel front fence, with scrolled metal framed chain-wire gate.

A Californian Bungalow in terms of the generic style, 19 Alleyne Avenue is a Japanese of Far Eastern substyle of the group. This is expressed by the flared shingle-clad hood over the window bay, lattice gable-end roof vents, strutted eaves, the capped chimney shafts with the elegant single terra-cotta chimney pot, tapered caps to the fence piers and slatted eaves brackets. The overlapping roof gables are typical of the Californian Bungalow but the shallow roof angle and sliced fascia-ends in this example evoke the strong Japanese influence on the development of the generic Bungalow form in North America and later Australia.

### Interiors

Not inspected.

### Condition & integrity

(as assessed from the street)

Generally externally near original

### Context

Set among detached single storey houses, with 21 visually related and probably from the same designer builder.

## HISTORY

### Historical background

(From Malvern A Physical History  
Georgina Whitehead in Appendix A, Malvern Urban Character Study)

#### 1909-1914

It was not until the early 1900s that land prices had recovered sufficiently to encourage further subdivision. There was a great increase in building activity in Malvern during the five years prior to the First World War when over 2,000 new buildings were registered. New subdivisions were created as far east as Darling Road and further building consolidated older subdivisions. During this period Malvern's character was indirectly affected by the issue of slum abolition. Concern with overcrowding and the appalling conditions prevalent in parts of the old inner suburbs had resulted in the formation of the Minimum Allotment, Anti Slum and Housing Crusade. The efforts of this pressure group were directed towards municipal councils, as these bodies exercised the little control there was over local subdivision and housing construction. The group called for the electrification and extension of trams to the outer suburbs to encourage suburban development as a means of preventing overcrowding in the inner suburb; they also advocated that in all new subdivisions streets should be a minimum width of 66 feet and allotments should have a minimum area of 7,500 square feet (50 feet wide and 150 feet deep), with only one dwelling per allotment { Grubb: 24}.

#### 1910

In 1910 electric tram services commenced operation in Malvern along High Street and Wattletree Road and along Glenferrie Road between Kooyong Station and Malvern Station to Dandenong Road. The Dandenong Road line was opened the following year and the system was further extended { Cooper: 204-19}.

The flexibility of the tram system with north south and east west interconnecting directions of travel, as well as numerous alighting points, gave the public greater ease of movement between and within various localities.

#### 1912

The Mayor of Malvern attended the Minimum Allotment, Anti Slum and Housing Crusade conference in the Melbourne Town Hall.

#### 1916

Allotment size in Malvern was fixed at a minimum area of 6,000 square feet with a minimum frontage of 50 feet { Strahan}. The Malvern Council's designation of certain streets as brick areas was another means by which some residents hoped to maintain 'standards'. In such streets timber dwellings were prohibited and only brick houses were allowed to be built. By the First World War the majority of Malvern's streets were nominated for brick construction { Strahan}.

#### 1920s

A downturn in building activity accompanied the war years, but after the war finished there was another rush to build. During the 1920's many of the remaining orchards and market gardens east of Darling Road were subdivided and sold.

#### 1930s

Development again stalled in the early 1930's with the depression. By then the only vacant land left in Malvern was in the most easterly section, and most of this was subdivided by the end of World War. Land in the vicinity of Batesford Road and Warrigal Road was the last to be developed in the 1950's.

## Specific History

1854

Crown Portion 50 was sold at the sale of Crown lands in April 1854 to Thomas Fulton, Lachlan McKinnon and Frederick Sargood, being more than 13 acres with a frontage to Wattletree Road.

Portion 50 was subdivided into four allotments.

1856

One of the three allotments fronting Union Street was purchased by brick maker Robert Thomson, who established a brickworks and furniture removalist business in Union Street.

1901

Alleyne Avenue was created.

1917

Barkly Avenue was joined to Alleyne Avenue, creating new building allotments in Alleyne Avenue.

1918-19

Builder, Walmer E. Coleman purchased a number of allotments on both sides of Alleyne Avenue

1919-20

Coleman built a brick house of 6 rooms on the north side on lot 3 (this house) 50'x 132' and in January 1919 applied for a sewerage connection for the new house.


1919-1923

Coleman lived at 19 Alleyne Avenue until 1923, when it was sold to Mrs Alice Leith.

1930s-60s: Later occupiers of 19 Alleyne Avenue included Mrs Christine Meyer (1935), William Reynolds (1940) and Henry Meadows (1942- 1968).

## Coleman

Walmer E. Coleman combined his occupation of builder with that of land, real estate and subdivision agent. Coleman's letterhead in 1926 included the line 'Every lot means a home and every home means a lot' with an illustration of a bungalow. Coleman prepared plans for at least two other houses in Alleyne Avenue, and several in Heywood Street and Carroll Crescent. Number 21 Alleyne Avenue is a simpler but similar version to 19.



# ANALYSIS

## Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

PAHT	Subtheme	Category
Building settlements, towns and cities	Making suburbs	House & garden, urban

# Comparative analysis

The Californian Bungalow was among the most popular building styles in the inter-war period, particularly during the housing shortage immediately after WW1. Among the standard designs for these houses were distinctive architect or builder designs which explored detailing and form that differed from the mainstream. Some of these designs used pattern books for their inspirations, adopting the shallow pitch of the Malthoid covered roofs seen in North America and some of the Japanese detailing of the prototype Bungalow designs of Greene & Greene.

Designs such as 19 Alleyne Avenue, provide both an unusual stylistic variation among a mass-produced style and a direct link with the origins of the development of the Californian Bungalow style. Some examples survive from the designs of Schreiber & Jorgenson, architects, and the Kew designer-builder, Greenhill.

# Assessment against the criteria adopted by the Australian Heritage Commission

## Summary of Australian Heritage Commission criteria

Code	Summary	Assessment at local significance	Assessment as contributory significance
A.4	Association with important events or historical themes		Reflection of the rapid suburban growth in the municipality after the house construction moratorium in WW1 and the extension of tramways allowed housing options in the area.
B.2	Rarity or distinction among a comparable group	Japanese Bungalow style is rare within the mainstream Californian Bungalow seen in Australia.	
E.1	Aesthetic importance to the community or a cultural group	This house is a good example of the Japanese Bungalow style	
H.1	Association with important person or group		Coleman is a good example of the type of designer-builder linked with the proliferation of the Californian Bungalow in Australia, also being responsible for other less distinctive examples in the immediate

			locality.
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## RECOMMENDATIONS:

The house and land should remain a heritage overlay in the Stonnington Planning Scheme.

### **Proposed extent of heritage place in the heritage overlay**

The house and land with emphasis on external fabric from its construction in 1919 and the 1920s.

### **Planning Scheme Protection in a heritage overlay: Recommended**

### **Other heritage registers**

Heritage Victoria Register: No  
Register of the National Estate: No

## REFERENCES

### Lewis & Aitken 1992 cite:

Lynne Strahan, 'Private and Public Memory - A History of the City of Malvern', 1989:75;  
MMBW Drainage Plan No 112070, 1919;  
Malvern Rate Book 1922-23: Coleman, Walmer E (builder), Leith, Alice A., owner and occupier Brick house 6 rooms lot 3 50'x132';  
'Sands & McDougall Directory of Victoria', 1924-29: Leith 1947-74: Meadows, H H occupier

### Foster, 1999 cites:

Bower, Rob, Malvern, A History of the Subdivision 1840-1989, plan 3, (unpublished manuscript), Malvern Archives  
LP 4226, 4.4.1901  
City of Malvern rate books. (Central ward, 1918-19, 3112 A-D;1919-20, 3186).  
Elva Coleman, daughter of Walmer Coleman, care of 4/926 Toorak Rd, Camberwell, undated note in Malvern Archives  
City of Malvern sales register.  
MMBW drainage plan no. 112070, application 25/1/1919 'new building', carried out 16/11/20.  
MMBW drainage plan 1902.  
'Sands & McDougall's Directory of Victoria'.

### Further references

Foster, Diane. 1999. Melbourne's most fashionable suburb, A history of Toorak, east of Kooyong Road 1840-1998, Master of Arts in Public History, Department of History, Monash University

### **Further work**

Garage shown 1919 accessed by ROW at rear NW cnr- Graeme Butler check on site



## Appendix 1 Previous citation

Council has considered a series of amendments to the Schedule to the Heritage Overlay of the Stonnington Planning Scheme. During the exhibition period of former Amendments L47 and L61 objections to the inclusion of some properties in the Schedule to the Heritage Overlay were received. Therefore Council resolved to undertake further analysis of the heritage citations of affected properties prior to holding an independent panel hearing. The amendments are now known as C5 and C6 (2) respectively.

The following citation was exhibited with the heritage planning scheme amendment L47.

1919: MMBW Drainage Plan No 112070

1922-23: Coleman, Walmer E (builder), Leith, Alice A., owner and occupier Brick house 6 rooms lot 3 50'x132' (Malvern Rate Book)

1924-29: Leith 1947-74: Meadows, H H (Sands & McDougall Directories)

Walmer E Coleman was a real estate agent who is quoted in Strahan's 'History of Malvern' advertising bungalow housing with the message 'every lot means a home and a home means a lot'. A homely sketch of a bungalow accompanied. the ad [1].

19 Alleyne Avenue is a Californian Bungalow in general form although this house adopts Far Eastern elements for its detailing, in particular the flared bay window hood with its once dark-stained shingling. Lattice roof vents, the tapered fence post heads and slatted brackets, suggest a similar inspiration. The overlapping roof gables are the Bungalow trademarks but their shallow angle and sliced fascia-ends in this example take the initial Japanese influence on the Bungalow's form, to an extreme.

19 Alleyne Avenue is of regional significance for the manner in which it represents the extent to which stylistic innovations were adopted by non architects associated with the residential development industry. This house can be compared with Arthur Purnell's Chinese idiom including Shameen at 1050 Malvern Road (now demolished [2]).

1 Lynne Strahan, 'Private and Public Memory - A History of the City of Malvern', 1989, p.75.

2 Based on citation previously prepared by Graeme Butler.