

INDIVIDUAL HERITAGE PLACE – CITATION

HO260

NAME OF PLACE: Oxonia

OTHER NAMES OF PLACE: Rose house.

ADDRESS / LOCATION: 3 Forster Avenue, Malvern East

PROPERTY INFORMATION: Glen Iris Park Estate on Crown Portion 162

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler, Francine Gilfedder.

ASSESSMENT DATE: March 2002

REVISED ASSESSMENT October 2003

STATEMENT OF SIGNIFICANCE

(as visible from the street)

The house (Oxonia) at 3 Forster Avenue, Malvern East, is locally significant, historically and architecturally:

- as an externally well preserved and early example of an innovative design, deriving from the American Queen Anne Revival (Criterion E1).

PLAN

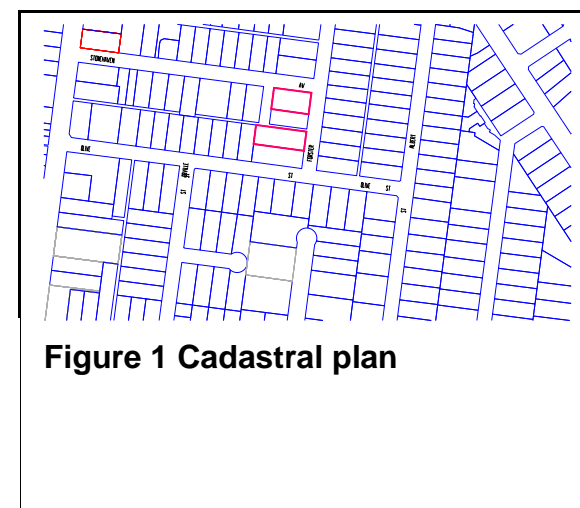
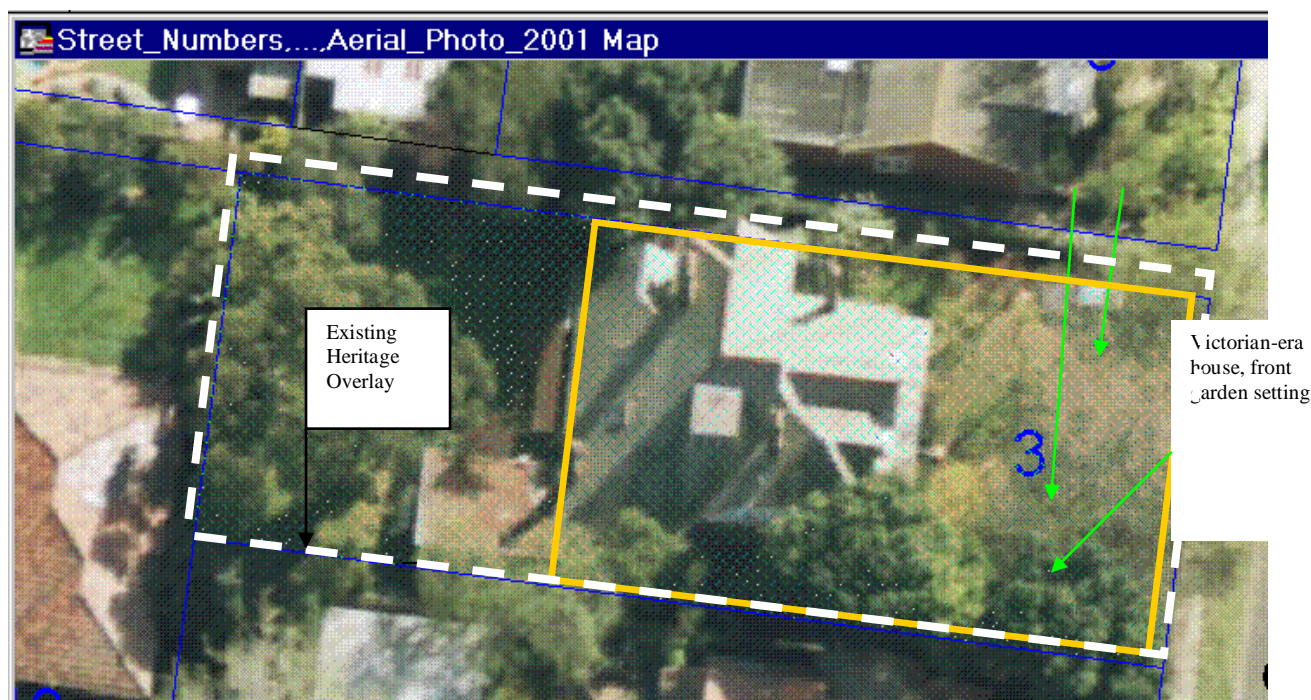
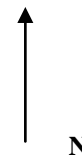
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Not to Scale¹

3 FORSTER AVE, MALVERN EAST



¹ Aerial view supplied by the City of Stonnington

PHOTO:



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

Heritage Overlay Review - Amendment C5, C6
Oxonia 3 Forster Avenue, Malvern East heritage assessment



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

DESCRIPTION:

(as assessed from the street)

Built in a picturesque one and two-storey form, with a main hipped roof and gabled projecting room and porch bays at the upper level, the house has a timber framed front verandah, set as part of an extension of the main roof. The polychrome brick work includes brown body bricks, with red and cream brick trimmings, the impost moulding extending around the front facade of the building. The walls are set on a coursed, squared basalt base. The timber framed windows are typically double hung sashes and the roof is clad with slate, with terracotta ridging.

Detailing includes half-timbered gables, shingling to the upstairs porch, the use of squat Romanesque columns and corbelled tops to the chimneys which are in coloured brick with terracotta chimney pots. Their irregular placement and differing heights adds to the picturesque composition. The verandah has the stocky turned timber sections associated with American Queen Anne revival architecture, with expressed rafters above the verandah beam.

Further inspection required.

Interiors

Not inspected.

Condition & integrity

(as assessed from the street)

The house is relatively intact although the verandah decoration is incomplete and the balusters have replaced an earlier rickrack pattern. The front fence is a high brick structure does not relate to the character of the house.

Context

Set in a residential area of detached villas, with some Victorian-era and many inter-war houses. It relates to the contemporary house at 9 Forster Avenue which is a less grand example of the same transitional style.

HISTORY

Historical background

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

Successive Subdivisions

The 1880's (in Malvern) were characterised by booming land prices and a rapid expansion in the subdivision and sale of land, particularly for the affluent middle classes { Garden: 214-215}. During this period there was resurgence of the sentimental cult of Home { Davison: 137}. Home was a refuge from the world of commerce and industry and provided rest and revitalization. While only the very wealthy could possess both a town house and a country house, the suburbs were seen as combining the advantages of country and city life. A house and garden in the suburbs became a goal for many people. The suburban garden soothed the overwrought businessman, but fast efficient transport was needed to speed him back to the city to earn the living which supported his return to nature. The inhabitants of the village of Malvern had the choice of either walking, riding or travelling the five miles to Melbourne by horse drawn vehicle, all of which were slow.

In 1879 a much faster option was provided when a railway line was opened to connect Oakleigh Station, where the Gippsland train terminated, with South Yarra Station, through which the Melbourne to Brighton line passed. Caulfield, Malvern and Armadale Stations were built along the new train route and land in their vicinity was sought after. By the close of the 1880's the village for Malvern had disappeared and the suburb of Malvern had taken its place.

Most of the new development occurred to the west of Burke Road. The wealthy built large houses set in extensive grounds on the highest land. The mansions of Whernside, Flete, Moorakynne and Stonington were situated in the north west of Malvern, an extension of Toorak which had always been a prestigious address. Stonington, built on land that had previously been a market garden, was later used as the official residence of the Victorian Governor between 1901 and 1927 while Government House was occupied by the Governor General of Australia{ Cooper: 186}.

... Malvern had little to offer in the way of employment and the relatively high cost of train travel to the industrial suburbs prevented Malvern from developing large areas of working class accommodation. The majority of dwellings were staunchly middle class with a frontage to the street of at least 50 feet.

Malvern had confidence in the future; plans were drawn up for an imposing Town Hall to be built on the reserve at the corner of Glenferrie Road and High Street. Alfred Deakin, then Minister for Public Works, laid the foundation stone in 1885. As well as municipal offices the complex incorporated a court house, post office and library { Cooper: 149-151}. The prominence of the site near the crest of the hill added to the town hall's consequence and, from the vantage of the tower, fine views were had over much of the municipality...

However, the impact of the economic, technological and cultural forces that had transformed Malvern from a village to a suburb in less than a decade, ceased with the end of the boom in 1888. Economic depression followed during the 1890s and land awaiting subdivision and sale reverted to agricultural use{ Garden: 215}.

...The Glen Iris railway along Gardiner's Creek Valley was opened in 1890, after the collapse of the boom. There were so few people living adjacent to the more easterly stations that the section of line between Darling and Oakleigh Stations was closed in 1895 { Priestley: 152}. The Outer Circle railway between Hughesdale and Fairfield so lacked patronage that the entire line was closed in 1891 after operating for less than two years { Priestley: 152}.

Specific History

1855

Crown Portion 162, consisting of 15 acres of land with a frontage to Malvern Road, was purchased by Charles Nelson at the sale of Crown lands in December 1855.

1889

Around 1890, much of Crown Portion 162, which includes present day Olive Street, Stonehaven Avenue, Hilda Street, Forster Avenue, Albert Street and Orville Street, was subdivided as the Glen Iris Park Estate, with land offered for sale as 'valuable business and mansion sites'. Plans were lodged for Albert, Gertrude (Orville), Lucy (Stonehaven), Hilda, Jessie (Forster) and Olive Streets. In 1889 John Gourlay was rated as the owner of the Glen Iris Park Estate, with land only in Jessie Street (Forster Avenue). By 1891, Gourlay had sold lots 116-118 on the west side of Jessie Street at the corner of Olive Street, to Robert Lorimer.

1892

In July 1892, architects Crouch and Wilson invited tenders for the erection of a villa residence, in the Glen Iris Park Estate, East Malvern. The house at 3 Forster Avenue was built for Mr Frederick Rose, on lots 116 and 117 in Jessie Street (Forster Avenue), and completed the same year. The 1892 Shire of Malvern valuation book and the 1893 rate book, lists Frederick Rose as the owner of a brick house of 8 rooms in Jessie Street.

1917

The MMBW Detail Plan 2510 shows the house as Oxonia on a fenced allotment: details include a cellar on the south side and a timber service wing with north facing verandah at the south-west corner of the house. A water closet is shown at the end of the verandah next to another attached timber structure. A right of way passes along the north side of the property south of the adjoining house, Voreppe.

1921

In 1921 the property was sold to valuer, John Sanders, who retained possession until 1939 when it was sold to estate agent Trevor Tottenham Knaggs. Knaggs sold 3 Forster Avenue in 1967.

Frederick Rose

Frederick Rose founded the Victorian School for Deaf Children in St Kilda Road. Rose and his wife Elizabeth, (with their three children) lived at Oxonia until Elizabeth's death in 1913 and Frederick's death on December 3, 1920. Rose bequeathed Oxonia to his elder daughter, Emma Louisa and his son William Frederick for their use until the property was sold.



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 design is innovative for its date, marking the cessation of the Victorian-era Italianate style in favour of the medieval revival styles of the 1890s and Edwardian-era. These styles relied on three-dimensional composition, asymmetrical planning and massing and the honest expression of materials.

House examples from the 1880s-90s identified in the City number over 80:

Bona Vista Kensington Road 59 South Yarra 1884
Lillirie, Malvern Road 1089 Malvern 1885c
Midlothian Stanhope Street 106 Malvern 1885c
House, Dixon Street 34 Malvern 1885c
House, Viewbank Road 9 Malvern 1885c
Lauriston Girls' School Malvern Road 1034 Malvern 1885c
House, Commercial Road 8 - 12 Prahran 1886
Roma, Stanhope Street 44 Malvern 1887
Branskea Stanhope Street 46 Malvern 1887
House, Williams Road 200-210 Toorak 1887
House, Horsburgh Grove 6 Malvern 1887
Wairoa also Malvern Clinic Glenferrie Road 321 Malvern 1887-8
Carrington Kooyong Road 58 Malvern 1887c
Teuna, Malvern Road 1026 Malvern 1888
House, Malvern Road 1104 Malvern 1888
House, Mercer Road 34 Malvern 1888
House, Mercer Road 13 Malvern 1888-89
House, Northcote Road 11 Armadale 1888c
Castledon, Stanhope Street 54 Malvern 1889
Northbrook, High Street 1257 Malvern 1889
House, Malvern Road 1043 Malvern 1889
Coimboon, Stanhope Street 48 Malvern 1889
Inverleith, Stanhope Street 50 Malvern 1889
Darjeeling Stanhope Street 52 Malvern 1889
House, Grandview Grove 9 Prahran 1889-90
Illawara, Illawarra Crescent 1 Toorak 1889-91
House, Kooyong Road 128 Malvern 1890
House, Ash Gr 2, Malvern 1890
House, Kooyong Road 116 Malvern 1890
House, Inverness Avenue 15 Malvern 1890
Stonington, Glenferrie Road 336 Malvern 1890
Irona, later Woldon, Aldene Dundonald Avenue 17-19 Malvern 1890
House, Glenbervie Road 6 Malvern 1890
House, Malvern Road 1010 Malvern 1890

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House, Irving Street 8 Malvern 1890c
Dunrobin, Isabella Street 9 Malvern 1890c
House, Kooyong Road 24 Malvern 1890c
Lynton, Montrose now Lauriston Girls' School Mercer Road 33-35 Malvern 1890c
House, Moorhouse Street 12 Malvern 1890c
Kelmscott, Kelmscott Road 2 Malvern 1890c
House, Edsall Street 35-41 Malvern 1890c
House, Dixon Street 41 Malvern 1890c
Mayfield Centre, Mayfield Avenue 11 Malvern 1890c
House, Ethel Street 23 Malvern 1890c
Mararoa, Ethel Street 7 Malvern 1890c
Tooronga House, Elizabeth Street 72 Malvern 1890c
Moorhouse Street 15 Malvern 1890c
Gracedale, Elizabeth Street 50 Malvern 1890c
Miegunyah, Bruce Street 35 Toorak 1890c
Chastelton, Chastleton Avenue 17 Toorak 1890c
House, Adelaide Street 51 Malvern 1890c
House, Clarence Street 39 Malvern 1890c
House, Denham Place 1 Malvern 1890c
Glenview, Ash Grove 15 Malvern 1890c
House, Waverley Road 558 Malvern 1890c
House, Tooronga Road 173 Malvern 1890c
Amaranth Coppin Street 33 Malvern 1890c
Glen Avon, Pine Grove 19 Malvern 1890c
East View, Bates Street 11 Malvern 1890c
Leven, Bates Street 9 Malvern 1890c
House, Finch Street 94-96 Malvern 1890c
House, Sorrett Avenue 14 Malvern 1890c
House, Winter Street 29 Malvern 1890c
House, Sorrett Avenue 5 Malvern 1890c
House, Sorrett Avenue 12 Malvern 1890c
House, Stanhope Street 56 Malvern 1890c
House, Stanhope Street 92 Malvern 1890c
House, Wattletree Road 27-29 Malvern 1890c
House, Sorrett Avenue 10 Malvern 1890c
House, Sorrett Avenue 6 Malvern 1890c-
Fairview, Manning Road 119 Malvern 1890c-
House, Wattletree Road 227-233 Malvern 1890c -
Umina, Lansell Road 3 Toorak 1890c ?
House, Wellington Street 67 Windsor 1890s
House, Cromwell Road 31 - 33 South Yarra 1890s
Wynduk, High Street 1310 Malvern 1891
House, Malvern Road 1022 Malvern 1891
House, Myamyn Street 3 Malvern 1891
Tiri-Tiri Kyarra Road 44 Malvern 1892
Valentines, Willoby Street 5-15 Malvern 1891c

The examples vary in size but most would be in the Italianate manner, as the most common style in this period.

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		Numbers 3 and 9 Forster Avenue reflect the 1880s boom-era subdivision in that area.
E.1	Aesthetic importance to the community or a cultural group	well preserved and early example of an innovative design, deriving from the American Queen Anne Revival	
H.1	Association with important person or group		associated with Frederick Rose, founder of the Victorian School for Deaf Children ²

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 the 1890s.

Planning Scheme Protection in a heritage overlay: Recommended

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: Recommended

REFERENCES

Lewis & Aitken 1992 cite:

Malvern Rate Books:

1889 - Land only in Jessie St (Forster Ave). John Gourley owner of Glen Iris Park Estate,

1892 - No. 3. Rose, Frederick. o/o Brk, hse. 8 rms. Oxonia 66.x176 (Malvern Rate Books)

Lewis, M (ed) Architects Index: 'Australian Builders and Contractors News' 9.7.1892:-1892: Crouch & Wilson, 114 Elizabeth St.. Letting of tenders - erection of villa residence, Glen Iris Park, East Malvern;

Sands & McDougall Directories: 1894-1922: Rose, Frederick, J; 1925-35: Sanders, John; 1940-60: Knaggs

² The Panel believed that it did not possess sufficient information about Rose and so was not convinced of the historical association: Graeme Butler & Associates maintain that the association is proven and substantial to a figure of at least local significance.

Foster, 2001 cites:

Bower, Rob, Malvern, A History of the Subdivision 1840-1989, plan 11, (unpublished manuscript), Malvern Archives.

Carlos, Gwendoline, 'In Search of Frederick Rose' unpublished notes, 1992, copy Malvern Archives.

Glen Iris Park Estate, subdivision and sale notice, undated. c.1890. State Library of Victoria Collection.

Kenny Joan, 'Prologue to the future, Christ College', Melbourne, 1996.

Miles Lewis Australian Architectural Index, University of Melbourne, 1977.

Shire of Malvern valuation and rate books: Shire of Malvern valuation book 1891, Eastern Riding, nos. 4762-4, land.

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

Malvern Archives 1940s image of house copy from Knaggs family

MMBW Detail Plan 2510 ,1917

Further work

None.

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.

Architects: presumed Crouch and Wilson

1889: Land only in Jessie St (Forster Ave). John Gourley owner of Glen Iris Park Estate (Malvern Rate Books)

1892: Crouch & Wilson, 114 Elizabeth St.. Letting of tenders - erection of villa residence, Glen Iris Park, East Malvern ('Australian Builders and Contractors News' 9.7.1892 - Architects Index)

1892: No. 3. Rose, Frederick. o/o Brk, hse. 8 rms. Oxonia 66.x176 (Malvern Rate Books)

1894-1922: Rose, Frederick, J

1925-35: Sanders, John 1940-60: Knaggs
(Sands & McDougall Directories)

Oxonia was built c1892 for a Mr Frederick J Rose, who made a notable contribution to Melbourne by founding the Victorian School for Deaf Children in St Kilda Road. Frederick Rose came to Australia from Oxford, England, hence the nameplate Oxonia (Latin for Oxford). The nameplate is still the original one. He trained as a cabinet maker in England and after a successful attempt at prospecting he established a building business at Emerald Hill. He established a school for Deaf Children in Peel Street, Prahran before he constructed the present Deaf Institute St Kilda Road in 1866. This was designed by Wilson & Son who it is presumed designed Rose's own house at Forster Avenue. Coincidentally, Wilson's son (Sydney H Wilson), who conducted a separate practice, built 15 Forster Avenue for himself in 1890, and the 'Australian Builders and Contractors News' reference coincides with the known construction date and the description of the area. [1]

An attic style late Victorian/early Edwardian residence, this building embodies a number of stylistic characteristics from both eras. The polychrome brick work using Hawthorn bricks with red and cream brick trimmings, the mouldings at impost level running around the front facade of the building (and linking the architraves of the windows and the console brackets at the entry recess) and the double hung windows have a Victorian character to them. However, the steeply pitched complex hip roof with its slating and terracotta ridging and projecting gables and porches and the attic forms create a strong Edwardian character. It is possible that the attic roof was added at a later date, it bearing some resemblance to the work of Ussher and Kemp of the mid 1900s. The chimneys in coloured brick work with terracotta chimney pots also have an Edwardian character by their irregular placement and differing heights. The verandah has turned timber columns and expressed rafters above the verandah beam, which create further Edwardian features. The house is relatively intact although the verandah decoration is partly missing. The front fence, however, a high face brick structure of a modern character and the wrought iron gates, do not relate to the character of 'the house itself.

Oxonia is of regional significance as an unusual house of the Victorian and Edwardian transitional style, in which a number of diverse elements are placed together in a relatively ad hoc manner. The unusual front gable attic and adjacent gabled open portico are interesting eclectic elements. It bears some relationship with the equally unusual building at 17 Dundonald Avenue.