

## INDIVIDUAL HERITAGE PLACE – CITATION

HO261

**NAME OF PLACE:** House

**OTHER NAMES OF PLACE:** Voreppe.

**ADDRESS / LOCATION:** 9 Forster Avenue, Malvern East

**PROPERTY INFORMATION:**

**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)**

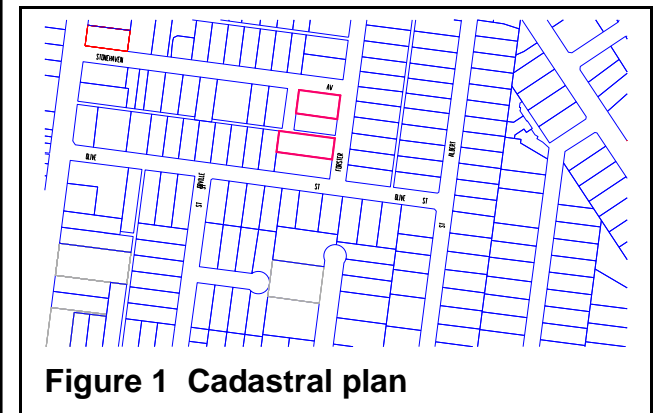
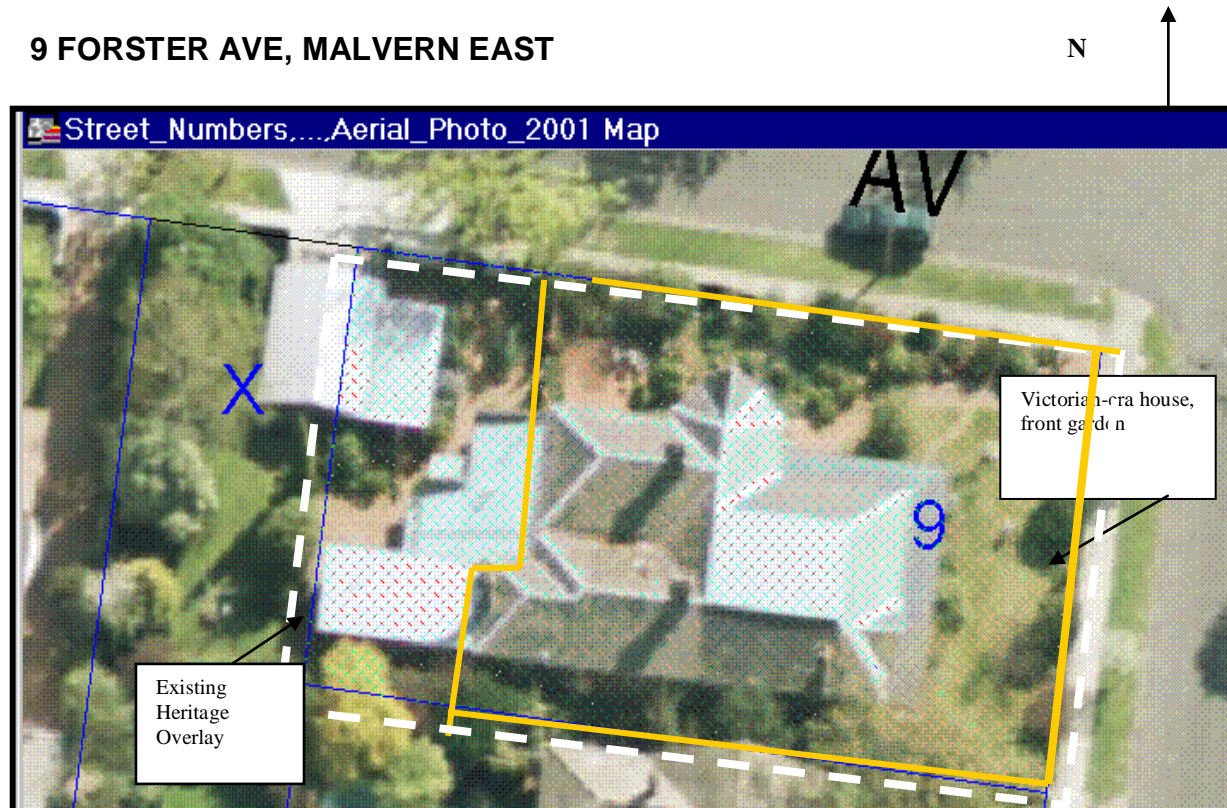
The house (Voreppe) at 9 Forster Avenue, Malvern East is locally significant, architecturally:

- as an early and distinctive transition from the standard suburban Italianate designs of the 1880s and 1890s to the Queen Anne influenced designs of the Edwardian-era ( Criterion E1).

## PLAN

**NAME:** House  
**OTHER NAMES:** Voreppe  
**ADDRESS / LOCATION:** 9 Forster Avenue, Malvern East  
Not to Scale<sup>1</sup>

**9 FORSTER AVE, MALVERN EAST**



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

**PHOTO:**



(Source: Graeme Butler & Associates, 2002)



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(Source: Graeme Butler & Associates, 2002)

## DESCRIPTION:

(as assessed from the street)

This single-storey, late Victorian-era, polychrome brick Italianate style villa has a hipped slate-clad roof, brick chimneys with cemented cornices, bracketed eaves, and a convex-profile verandah. The verandah brackets and panelled frieze are of cast-iron with round-section posts. The body brickwork is brown, with cream quoins and red string courses near impost level. Cream and red bricks are also used in entablature panels and in the northern gabled end. The building plan is typically asymmetrical, with the verandah returning on the side street frontage and terminating on a projecting six-sided window bay adjacent to the entry. A distinctive element associated with this bay is the small gablet set into the hipped roof bay, with gable trussing, fretted bracket and turned timber finial. Not as innovative as the adjoining Oxonia at 3 Foster Avenue, Voreppe nevertheless shows an early transition from the standard suburban Italianate designs of the 1880s and 1890s to the Queen Anne influenced designs of the Edwardian-era.

### Interiors

Not inspected.

### Condition & integrity

(as assessed from the street)

The house is near externally intact, except for rear additions and the reroofing of the roof valley. The timber picket fence shown in early views has been replaced by a low, reproduction crimped wire fence. The side garden has been subdivided and thus the link with Oxonia has been lost.

### Context

Set in a residential area of detached villas, with some Victorian-era and many inter-war houses. Relates to the house at 3 Forster Avenue, being contemporary and of a similar 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. In April 1857, Nelson sold Crown Portion 162 to solicitor and land speculator Peter Andrew Charles O'Farrell. The same year O'Farrell sold the land to Thomas Tullock.

1889

Around 1889, 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'. In 1890 plans were lodged for Albert, Gertrude (Orville), Lucy (Stonehaven), Hilda, Jessie (Forster) and Olive Streets. The 1889 Malvern rate book shows John Gourlay as the owner of the Glen Iris Park Estate.

The first house in the Glen Iris Park Estate was built for Gourlay in Jessie Street on lots 85-87 at the corner of Lucy Street.

1890 The 9 roomed brick house, which was later numbered 9 Forster Avenue and named Voreppe, was rated as occupied, then purchased by coach-builder Samuel Grant. Grant lived at Voreppe until around 1895, when E.A.H. Permezel purchased the property.

1917

MMBW Detail Plan 2510 shows the house as Voreppe on a fenced double corner allotment: details include a return verandah flanked by a garden bed, a small timber service wing at the south-west corner of the house. A water closet is shown in another detached timber structure in the south-west corner of the adjoining vacant block. A right of way passes along the south side of the property north of the adjoining house, Oxonia. To the west is a tennis court.

1947

Rev. Walter Ernest Dexter purchased 9 Forster Avenue in 1947. In 1955 it was purchased by Kurlby, who retained possession until the property was sold in 1967.



## 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

House examples from the 1880s 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  
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, Kooyong Road 116 Malvern 1890  
House, Inverness Avenue 15 Malvern 1890  
Westford, Ash Gr 2, 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  
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



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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  
Oxonia Forster Avenue 3 Malvern 1892  
Tiri-Tiri Kyarra Road 44 Malvern 1892  
Valentines, Willoby Street 5-15 Malvern 1892c

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 at contributory significance
A.4	Association with important events or historical themes		Reflects the 1880s boom-era subdivision.
E.1	Aesthetic importance to the community or a cultural group	an early transition from the standard suburban Italianate designs of the 1880s and 1890s to the Queen Anne influenced designs of the Edwardian-era	

## 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: No

## REFERENCES

Lewis & Aitken 1992 cite:

'Glen Iris Park' estate 3 November handbill c1889: Land auction, 'valuable business and mansion sites' auction brochure shows different street names

Malvern Rate Books:

1890: Samuel Grant coach builder occ. John Gourlay owner. Gent. Bk. hse. 9rms. (in progress) (This is then crossed out - indicates house completed) 124'x132' ;

1892-94: Grant, Samuel 1895-1922: Permezel, E A H;

Malvern Historical Society Inc. collection: 1900, Photos showing front of house, also house with 3 Forster Avenue in the background;

Nigel Lewis: 1925-45: Residence changed its name to Remo in 1925 after James Lewis moved in using the name of his former house in Kooyong Road. It was the retirement house of Lewis who was a civil engineer and an associate of John Monash. He was responsible for the construction of the Princess Bridge, Heyington Railway Bridge and the Emu Bay Railway Line on the west coast of Tasmania as well as being mine manager at Daylesford, Derby, Tasmania, and Lottah, Tasmania;

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`Sands & McDougall Victorian Directory' and `Who's Who in Australia': 1950-55: Dexter, Rev Walter Ernest, 1960: Thurlby

**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.

City of Malvern sales register.

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, Eastern Riding, 1889, no. 5085; MMBW Detail Plan 2510, 1917

**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  
City of Stonnington Tree Record n.d.

**Further work**

James Lewis bio- footnote (N Lewis)- written sources?

## 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.

c1889: Land auction, 'Glen Iris Park' estate 3 November; 'valuable business and mansion sites' auction brochure shows different street names

1890: Samuel Grant coach builder occ. John Gourlay owner. Gent. Bk. hse. 9rms. (in progress) (This is then crossed out - indicates house completed) 124'x132' (Malvern Rate Books)

1892-94: Grant, Samuel 1895-1922: Permezel, E A H

1900: Photos showing front of house, also house with 3 Forster Avenue in the background (copies held by Malvern Historical Society Inc.)

1925-45: Residence changed its name to Remo in 1925 after James Lewis moved in using the name of his former house in Kooyong Road. It was the retirement house of Lewis who was a civil engineer and an associate of John Monash. He was responsible for the construction of the Princess Bridge, Heyington Railway Bridge and the Emu Bay Railway Line on the west coast of Tasmania as well as being mine manager at Daylesford, Derby, Tasmania, and Lottah, Tasmania. (Source: Nigel Lewis)

1950-55: Dexter, Rev Walter Ernest

1960: Thurlby

(Sands & McDougall Directories and Who's Who)

This single storey late Victorian house was constructed on a large corner allotment and was originally separated only by a right of way from Oxonia. In contrast to the adjacent building, this is a far more conservative late Victorian design. The only concession to the newer tastes of the period are the transverse gablet with a finial and turned timber in the decorative open gabled end. It has a low pitched slate roof, regularly spaced brick chimneys having a massive cornice and semi-circular flue fins. Apart from the gablets, it has elaborate bracketed eaves, polychrome brickwork, a low pitched convex verandah. roof with a plain finely detailed decorative frieze enclosed with a secondary bressumer and conventional cast iron brackets to the verandah columns. The brick work features cream brick quoins around corner projections. The building form is asymmetrical, with the verandah returning on the side street frontage, with a projecting bay window adjacent to the main entry hall. The gablet attempts to provide some balance to the design. The house is relatively intact and appears to have had some alterations to the metal tray roof over the central flat section (the roof was built as a form of shallow mansard). The original timber picket fence shown in an original photograph has been replaced by a low, reproduction crimped wire fence. The side garden has been subdivided and the direct link with Oxonia has been compromised.

Voreppe is of regional significance as one of the substantial early houses located in what was an undeveloped semi-rural area in 1890. It is distinguished by idiosyncratic design combining Victorian and Edwardian elements in a similar manner to its original neighbours.