

## INDIVIDUAL HERITAGE PLACE – CITATION

HO262

**NAME OF PLACE:** House

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

**ADDRESS / LOCATION:** 333 Glenferrie Road, Malvern

**PROPERTY INFORMATION:** lot 1 of the Trescott Estate on Crown Portion 21

**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)

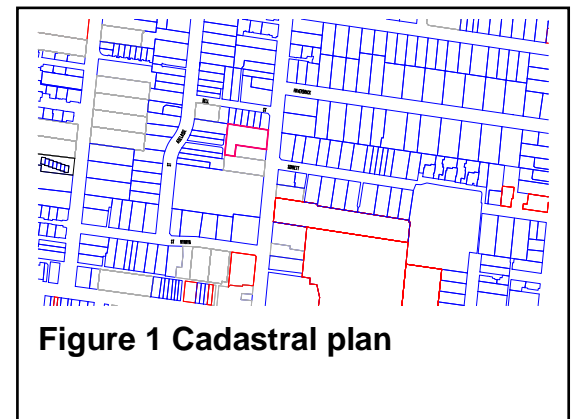
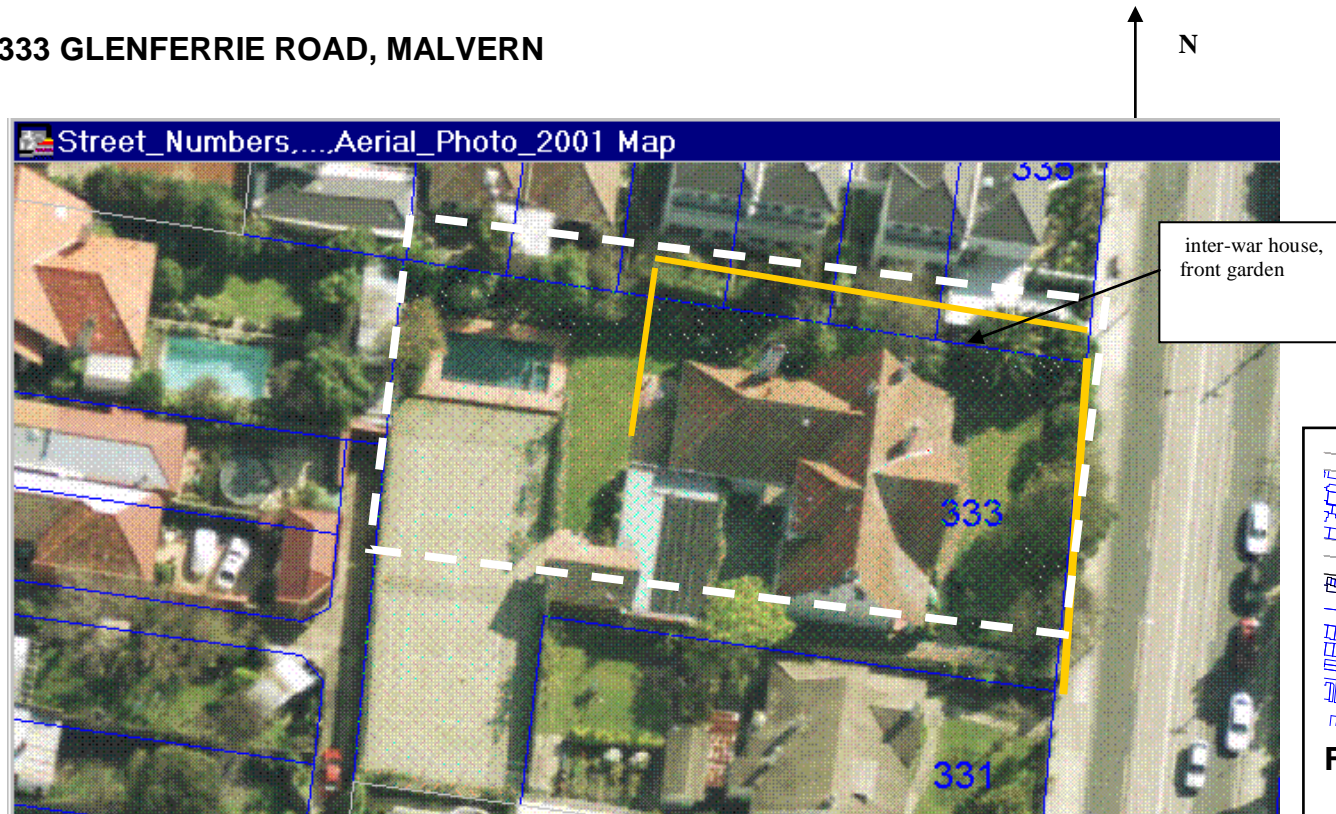
The Player house at 333 Glenferrie Road, Malvern is locally significant, architecturally:

- as a good example of the English Domestic Revival style, with distinctive elements such as the bell cast forms, arched openings and use of terra-cotta shingling, with elegant tapered chimneys offset against massive roof forms (Criterion E1).

## PLAN

**NAME:** House  
**OTHER NAMES:** Player house  
**ADDRESS / LOCATION:** 333 Glenferrie Road, Malvern  
Not to Scale<sup>1</sup>

### 333 GLENFERRIE ROAD, MALVERN



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

Existing  
Heritage  
Overlay

**PHOTO:**

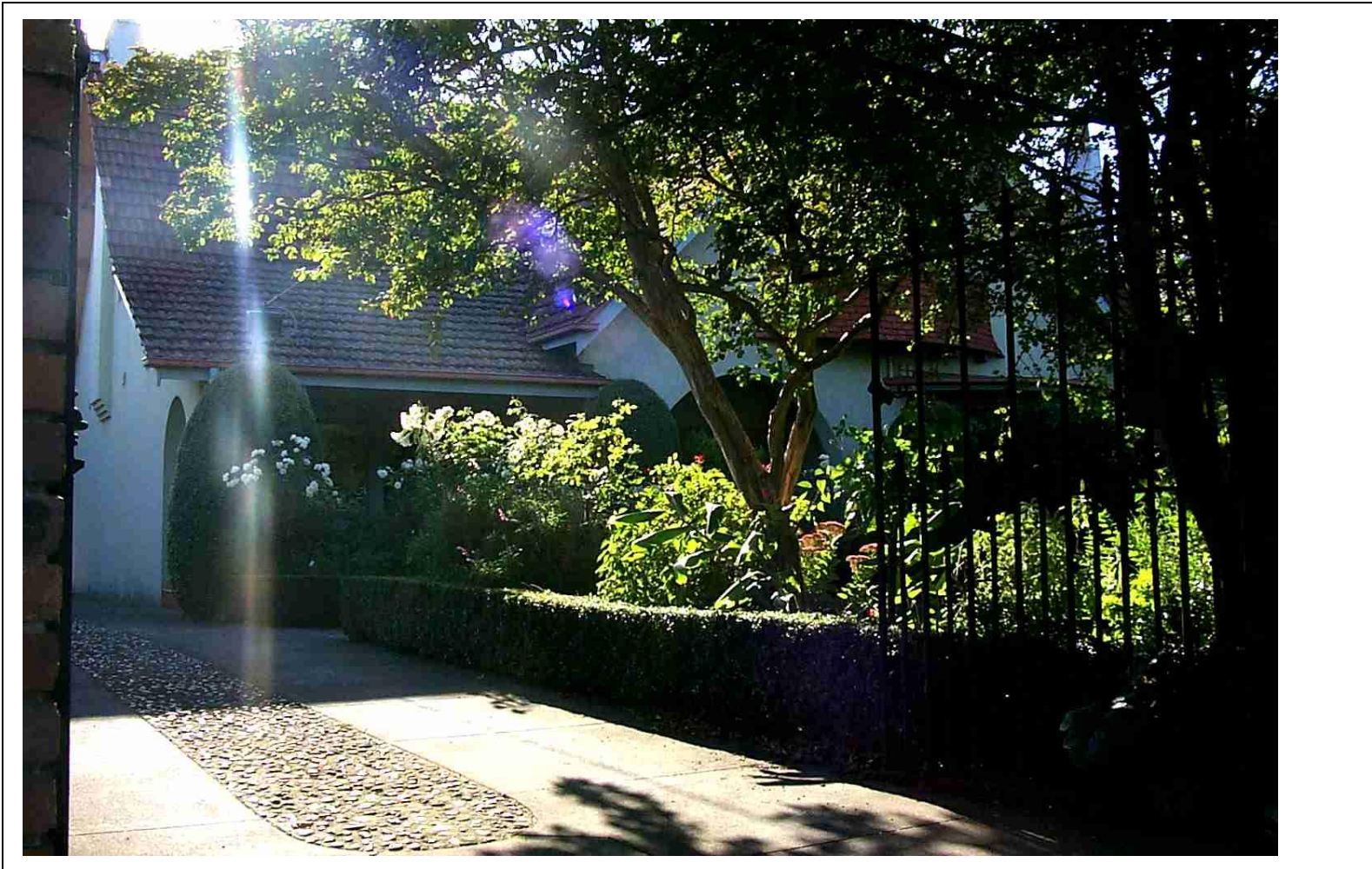


Figure 1 (Source: Graeme Butler & Associates March 2002)

## DESCRIPTION:

(as assessed from the street)

This is an attic-form English Domestic Revival style house, with rendered walls and extensive intersecting gabled roofs, clad with Marseilles pattern unglazed terracotta tiles. The chimneys are of a simple tapered design, with one on the south side corbelling out beyond the wall line. The gable end facing the street has a sleep-out balcony, with distinctive terracotta shingled balustrade, bell cast or flared in profile. There is a cone of terracotta shingles set above as an awning, set into the gable apex. This and the large archways to the two front verandahs are significant features, along with the projecting bowed and boxed windows bays on the north (living room) and east (drawing room) sides. Paving details such as the random stone imbedded in the centre strip of the drive may be early but may have replaced a grass strip.

The architect's drawing show another 'sleeping out' balcony facing north from Bed Room 4 and another facing west off the staircase landing.

### Interiors

Not inspected.

The architect's drawings show a large entry hall, drawing room, and a transverse passage with stair leading to living and dining rooms on the north elevation, showing solar awareness in the planning. The dining room was next to the kitchen and maids room, with service rooms off a back porch. Two bedrooms and a bathroom were off the south end of the passage while upstairs there are two more bedrooms and two maid's rooms. Sections taken through the house show extensive timber panelling to walls with a plate shelf above at ground level.

### Condition & integrity

(as assessed from the street)

The façade has been rendered with a high-build textured finish in place of the face brickwork. Otherwise the street view of the building is near externally original except for new quarry tiles to the porch, and glazing of the sleeping out' balcony facing north. The fence is new and the vegetation obscures public views of the building.

### Context

Faces a busy road, with an inter-war house on the south, but otherwise in a mixed streetscape.



# 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 21, consisting of 5 acres, 3 roods and 37 perches, with a frontage to present day Glenferrie Road, was purchased by Alfred Sikes at the Crown land sales in 1854. The following year the land was sold to Jacob Quiney. In 1874 the land was sold to civil servant, the Rev. (Dr) Henry Newton Woolaston (Wollaston), who built a brick house set well back from Glenferrie Road. Henry Woolaston was later knighted for his work as the first permanent head of Trade and Customs of the Commonwealth, being closely identified with setting up the Customs machinery under Federation. Portion 21 was subdivided into two allotments and in 1881 the allotment to the south was sold to wine merchant Charles Washington Umphelby. In 1886 Umphelby built a substantial brick villa, later named 'Waiora' and Adelaide Street cut through both allotments.

1890

In 1890 Woolaston's land was brought under the Transfer of Land Act, the property was sold and Woolaston moved into his new home in Albany Road. In 1891 Donald Mclean occupied the house, which had a frontage of 225 feet to Glenferrie Road. Johnson, Moody and others owned the property. By 1897, ownership of the property had been transferred to the Mercantile Bank, which was in liquidation.

1906

In 1906 the property was subdivided into eight building allotments with frontages to Glenferrie Road and both sides of Adelaide Street. In October of that year, an auction was held of the Trescott Estate and Bowes Kelly, a partner of the new Broken Hill Company, who owned Waiora next door, purchased the three lots fronting Glenferrie Road. Woolaston's old home, now owned by Mary Bell, survived for a number of years and in

1911

Salesman, James Evans owned lots 1 and 2 in Glenferrie Road.

1915

Both lots were sold to Dr Charles Player.

1918

In 1918, plans 'Proposed Residence Glenferrie Road Malvern for Major Player' were submitted by architects Arthur and Hugh Peck. The 12 roomed brick house was built on lot 1 and completed by the following year.

1931

Charles Richard Player died at Malvern, aged 60: the son of Henry and Janet.  
The Player family lived in the house until 1939.

1939

Sold to Dr William J. Denehy.

1945

Aerial view shows similar plan form to existing, with rear additions, and three major trees in the front yard.

1950

Dr. Hendry Ham purchased the property

1963

Sold to Richard and Barbara Ham

1978

Sold to Dove

1984

Sold to McCauley


1994

Application for new tennis court fence

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## Dr Player

Dr Charles Player established his medical practice in his former home in Glenferrie Road on the corner of Llaneast Street. In 1908 'The Leader' published a portrait of Player, as a member of the Honorary Medical Staff at Melbourne hospitals, being in the Children's Department of the Alfred Hospital. Another article of 1903 featured a Miss Player, matron of the Children's Hospital.



## 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

Other houses designed by Peck in the City:

House, 23 Yarradale Road, Toorak by Peck, Hugh for Nopenaire, Mr G in c1947  
House, 610 Toorak Road, Malvern built for Kimpton, Albert E 1925  
House, 3 Heyington Place Toorak 1928c (Hare Alder Peck & Lacy)  
House, 5 Wandeen Road, Glen Iris built for Anderson, F 1923  
House, 219 Kooyong Road, Toorak built for Reddin, Mrs B A (Harold K?) 1931c  
House, 4 Grosvenor Court Toorak, 1936

The English Domestic Revival style house is a variant of what is termed by Apperley et al ('Identifying Australian Architecture') as the 'Federation Arts & Crafts' style group of c1890-1915,, where the work of CFA Voysey became the model for revival of English medieval houses or vernacular styles in the tradition of purity of design and purpose. Stylistic elements described include; tapered chimneys, large usually gabled roof forms, the use of textured stucco and face brick, true expression of often natural finishes such as stone; interiors used natural wood finishes. A prime example cited is Klingender & Alsop's Glyn, 1908, 224 Kooyong Rd, Malvern that illustrates the bell cast roof form, stuccoed walls, tapered chimneys etc.

## 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
E.1	Aesthetic importance to the community or a cultural group	good example of the English Domestic Revival style, with distinctive elements such as the bell cast forms, arched openings and use of terra-cotta shingling, with elegant tapered chimneys offset against massive roof	



		forms	
H.1	Association with important person or group		Associated with a prominent medical practitioner in the local area. <sup>2</sup>

## 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 1918 and the 1920s.

### 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 Building, Plan 1520: 1918: Proposed residence Glenferrie Road, Malvern for Major Player. Arthur Peck and Hugh L. Peck architect

Foster, 1999 cites:

Bower, Rob, 'Malvern: A History of the Subdivision, 1840-1989, plan 3, (unpublished manuscript), Malvern Archives.

City of Malvern rate books, North ward, 1919-20, nos. 339

City of Malvern rate book, North ward, 1915-16, nos. 281 & 282.

City of Malvern sales register.

'Fred John's Annual: Australasia's Most Prominent People', Pitman, London, 1914.

Jackson, Anne, 'A History of Malvern Clinic', unpublished history, copy Malvern Archives.

Malvern Building plan 1520.

MMBW plan 1902.

Shire of Malvern rate books, North ward.

Subdivision and sale notice, Trescott Estate, 1906, SLV collection.

Town of Malvern rate books, North ward.

#### 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

Foster, Diane 2002: Player history cites his elderly daughter, Dorothy Kelly;

'The Leader' March 21 1908.

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<sup>2</sup> The Panel believed that the association with the locally prominent medical practitioner was not substantiated to its satisfaction: Graeme Butler & Associates maintain that the association is proven and substantial.

Heritage Overlay Review - Amendment C5, C6  
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**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.

Architect: Arthur and Hugh Peck

1918: Proposed residence Glenferrie Road, Malvern for Major Player. Arthur Peck and Hugh L. Peck architect (Malvern Building, Plan 1520)

This property has important military associations, both with the client and with war service having a major influence on the Peck father and son practice. An imposing attic style residence which anticipated the fashions of the 1920s. The attic form provides a dominant expression to the massive steeply pitched roof clad in unglazed terracotta tiles. The chimneys are of a simple tapered design. The main transverse gable has attic windows at both ends and a slightly lower projecting gable facing the street which terminates with an open 'sleeping out balcony'. This has a terracotta shingle balustrade, bell cast at the bottom and with an apex of terracotta shingles above. The large arch and entry porch below is another distinctive feature. There is a deep verandah adjacent to the entry porch. On the other side is a projecting bow window. The building is relatively intact although the rendering of the face brick work has to some extent disguised its original character. It also has a high brick fence which further detracts from the significance of the building.

333 Glenferrie Road is of regional significance as an important early example of the attic style which evolved from the Craftsman idiom. It is of note for the powerful roof form, arched porch openings and verandah, as well as other details. It also has historic associations with the distinguished Peck practice and this client relationship at the conclusion of World War I.