

INDIVIDUAL HERITAGE PLACE – CITATION

HO264

NAME OF PLACE: House

OTHER NAMES OF PLACE: Broome, Dymboro, Martin house.

ADDRESS / LOCATION: 6 Glyndebourne Avenue, Toorak

PROPERTY INFORMATION: part of the Glyndebourne Heights Estate in Crown Portion 19

LEVEL OF SIGNIFICANCE: Local (potential State)¹

ASSESSED BY: Graeme Butler, Francine Gilfedder.

ASSESSMENT DATE: April 2002

REVISED ASSESSMENT September 2003

STATEMENT OF SIGNIFICANCE

(as visible from the street)

The house (Broome) at 6 Glyndebourne Avenue, Toorak is of State significance, architecturally:

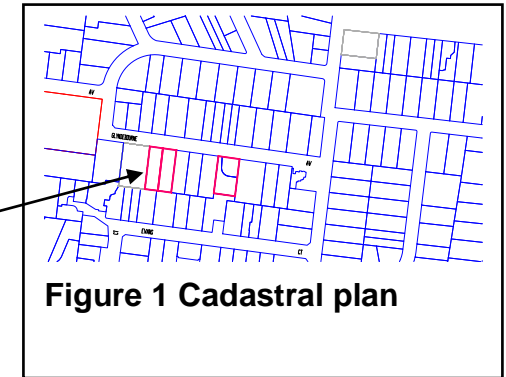
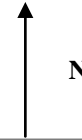
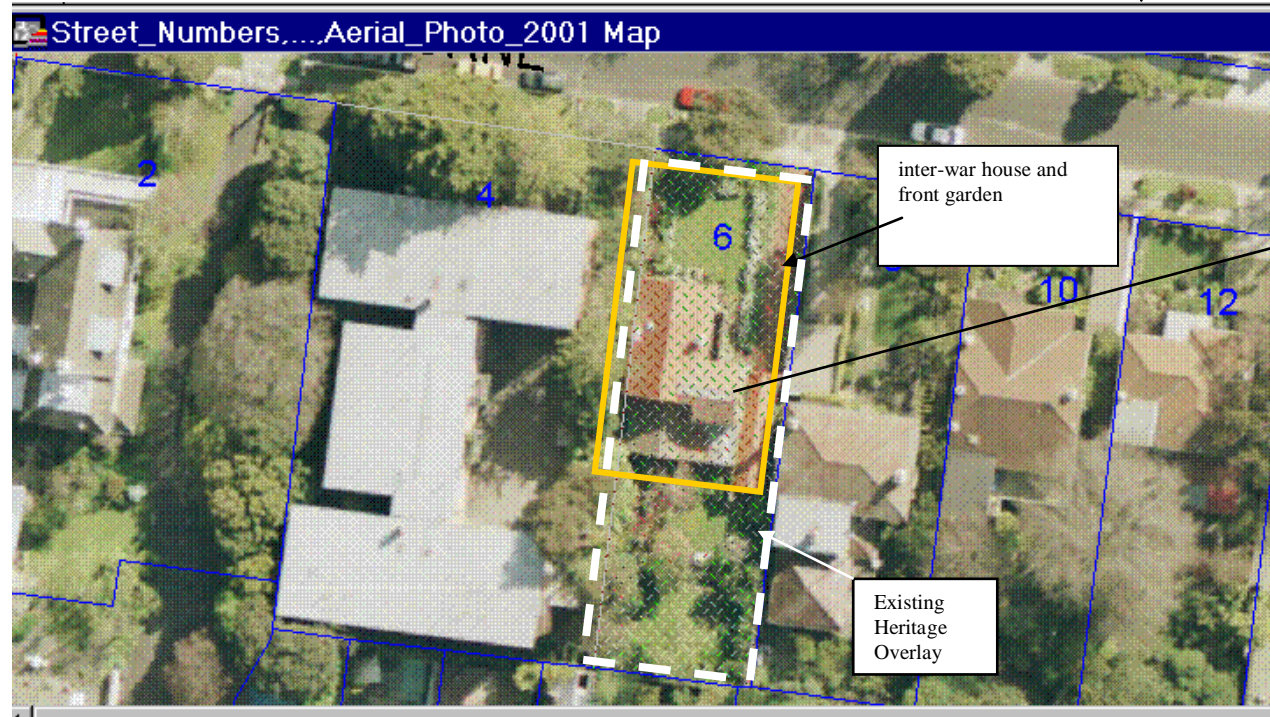
- as one of the earliest Spanish style houses erected in the State to an architect's design after WW1 and the forerunner of many builder-designed Spanish style houses in the State built later in the decade (Criterion B2);
- for its relatively high external integrity, particularly the render finish, providing a well preserved example of the style and type which is further enhanced by the contemporary views of the house as an aid to greater understanding of the style's evolution (Criterion E1)
- for its association with Martin a well known designer of large to medium sized houses in the City (Criterion H1)

¹ Graeme Butler & Associates believes the house to be of potential State significance but no state-wide comparative analysis has been done

PLAN

NAME: House
OTHER NAMES: Broome, Dymboro, Martin house
ADDRESS / LOCATION: 6 Glyndebourne Avenue, Toorak
Not to Scale²

6 GLYNDEBOURNE AVE, TOORAK



² Aerial view supplied by the City of Stonnington

PHOTO:



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

DESCRIPTION:

(as assessed from the street)

This two-storey Spanish Mission style house has:

- rendered walls in a parged sand render finish,
- Cordova tiled and gabled roof forms,
- shuttered multi-pane, double-hung sash windows on the first floor and
- an arcaded porch or loggia along the front elevation at ground floor level.

Set on a T-shape plan, the original layout had a side entry via an archway and porch into a stair hall. The original plan shows a living room, dining room and a den opening from the hall. The kitchen and maid's room were at the rear in a single storey wing and there were two bedrooms upstairs. Subsequently another level was added over the dining room, presumably for another bedroom. Other early details include the spiralled loggia columns, the louvred circular vents to the gable ends, and the gabled and tile-capped chimney tops,

An early, low random freestone pier and panel front fence (rebuilt in part) returns along the driveway to a brick pier next to the entry and has an early timber picketed pedestrian gate. The main piers have cement balls set centrally on a capping. There is a visually related garage at the end of the drive (built before 1945) but the garage door is recent.

Interiors

Not inspected.

Condition & integrity

(as assessed from the street)

The early views of the house confirm that it is still generally original externally, as seen from the street, except for the added visually similar wing over the side bay and details such as the new garage doors, fence pier repointing or reconstruction and the added metal flue to the chimney.

Context

There is a later Marcus Martin designed house at 8 Glyndebourne Avenue: the two Martin houses are an interesting stylistic couplet, the Spanish and the Georgian from the same designer for the same purpose., as well as other inter-war houses in the street (see 15 and the Griffin designed 16A Glyndebourne Avenue).

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 Wattle Tree 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

1911

A new house named Glyndebourne was designed by architect William Blackett for Judge Gurner in place of an 1850s villa of the same name in this location.

1915-

Land surrounding Glyndebourne was subdivided and sold as the Glyndebourne Heights Estate.

1919

Plan lodged showing Glyndebourne Avenue (first known as Gladys Avenue) in the estate.

Glyndebourne, with two acres of land, was purchased by Harold Gordon Darling, principal of John Darling and Son, his father's milling and grain business. (In the 1930s Glyndebourne was re-named Armagh and sold to industrialist Cecil McKay, Managing Director H.V. McKay, Massey Harris Pty. Ltd. Armagh stands today in Kooyong Road at the corner of Glyndebourne Avenue.)

1925

Development was rapid in the 1920s and vacant blocks on the estate soon became building sites. In July 1925 Melbourne architect Marcus W. Martin lodged a building plan for a 'Proposed brick residence Glendabourne (sic) Ave Toorak M. W. Martin Esq.' showing a revised first floor plan covering the original plan. The same year, Martin purchased lot 3 on the south side of Glyndebourne Avenue from Gladstone Askew. The lot was divided into two allotments, each with a frontage of 50 feet. Martin's brick house of seven rooms was built on one of the allotments and later numbered 6 Glyndebourne Avenue. Martin named the house Broome, and a series of commercial photographs were taken of the house at this time. Martin lived in the house for two years.

1928 October Martin sells the property to Miss (Mrs) Catherine Austin. The house was re-named Dymboro.

1938

6 Glyndebourne Avenue was purchased by Burtfield.

1945


Aerial view shows house in original form, with garage to side.

1968

purchased by Bell

1981

Jaeger D'or Pty. Ltd purchased the property in 1981 when a building permit was issued for additions to the house. The works were completed the following year and the company retained possession of the property until 1985.



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 house is one of the State's early houses in the Spanish style. The first illustration of the Spanish Mission style in 'Australian Home Beautiful' was 12 April 1926. The house, designed for Rupert Avenue, Hobart was similar to this example, with gabled Cordova tiled roof forms, one and two storey massing and stuccoed walls, but with more eclectic detailing. The highly significant Boomerang house at Elizabeth bay Sydney was perhaps the most renowned example of the type built in 1926 while architects Peddle Thorp Walker had designed a similar house in the same year for a Mrs Waterhouse. All of these examples post-date this house. Other examples in the City included 14 Glen Road (Barlow and Hawkins, 1927 demolished) and the large example at 622 Toorak Road (Cedric Ballantyne, 1926).

Cuffley notes that by 1929 the builder-designer version of the Spanish style had begun to appear. A good example of a builder design is El Paso in Highton Grove, Balwyn 1929 designed by Basil Hayler: it is a significant but smaller and later example. This paralleled with a greater influence of the Hollywood film and publicity given to the film stars who lived in Californian, often Spanish style houses. The house at 6 Glyndebourne Avenue is also distinctive for its high external integrity, particularly the wall finish and colour which is rare.

As the owner-designer, Marcus Martin, was a significant architect of the 1920s and 30s. He designed using the latest styles including Georgian revival and Moderne styles in this period.

Residential work associated with Martin in the City include:

House, at 5 Linlithgow Road, Toorak
House, at 7 Heyington Place, Toorak
House, at 278 Williams Road, Toorak
House, at 42 Wallace Avenue, Toorak
House, at 30 Wallace Avenue, Toorak
House, at 15 Wilks Avenue, Toorak
House, at 430 Punt Road, South Yarra
House, at 2 Grosvenor Court, Toorak
House, at 13 Toorak Avenue, Toorak
House, at 2 Moonga Rd, Toorak
House, at 19 Henderson Avenue, Toorak
House, at 15 Evans Court, Toorak
House, at 35-37 Evans Court, Toorak
House, at 17 Chastleton Avenue, Toorak
House, at 1 Ottawa Road, Toorak

Heritage Overlay Review - Amendment C5, C6
House 6 Glyndebourne Avenue, Toorak heritage assessment

House, at 10 Denham Place, Toorak
House, at 22 Monaro Road, Malvern
House, at 5 Stonnington Place, Malvern
House, at 25 Denham Place, Toorak
House, at 6 St. Georges Road, Toorak
House, at 750 Orrong Road, Toorak
House, at 10 Evans Court, Toorak
House, at 26 St. Georges Road, Toorak
House, at 8 Glyndebourne Avenue, Malvern
House, at 8 Heyington Place, Toorak
House, at 416 Glenferrie Road, Malvern
House, at 7 Stonnington Place, Malvern
House, at 16 Merriwee Crt, Toorak
House, at 141 Kooyong Road, Toorak
House, at 2 Lascelles Avenue, Toorak
House, at 6? Kenley Crt, Toorak
House, at 55 Albany Road, Toorak
House, at 65 Huntingtower Road, Toorak
House, at 6 Kenley Court, Toorak
House, at 61 Albany Road, Toorak
House, at 222 Kooyong Road, Toorak
House, at 5 Denham Place, Toorak

Identified places outside of the City:

Dental surgery and residence (Georgian Revival) for Yates 1937 at Seddon St, Ivanhoe.

Places on the Victorian Heritage Register:

H1806 *** Residence 42 Wallace Avenue Toorak
H615 *** Barragunda Cape Schanck Road Cape

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
B.2	Rarity or distinction among a comparable group	one of the first group of Spanish style houses erected in the State to an architect's design after WW1 and the forerunner of many builder-designed Spanish style houses in the State built later in	

Heritage Overlay Review - Amendment C5, C6
House 6 Glyndebourne Avenue, Toorak heritage assessment

		the decade	
D.2	Good example of type		its relatively high external integrity, particularly the render finish, providing a well preserved example of the type
E.1	Aesthetic importance to the community or a cultural group	its relatively high external integrity, particularly the render finish, providing a well preserved example of the style which may be compared with the contemporary views of the house as an aid to greater understanding of the style's evolution	
H.1	Association with important person or group	its association with Martin a well known designer of large to medium sized houses in the City	

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, front fence and land with emphasis on external fabric from the 1920s.

Planning Scheme Protection in a heritage overlay: Recommended

Other heritage registers

Heritage Victoria Register: Recommended

Register of the National Estate: Recommended

REFERENCES

Lewis & Aitken 1992 cite:

Malvern Building Plan 5765: 1925 Building plan lodged showing a revised first floor plan pasted over the original

Foster, 1999 cites:

'Australian Dictionary of Biography' vol. 8.

Bower, Rob 'Malvern: A History of the Subdivision, 1840-1989, (unpublished manuscript), Malvern Archives.
De Serville, Paul, 'Pounds & Pedigrees: The Upper Class in Victoria, 1850-1880', Oxford University Press, Melbourne, 1991.

Gardiner Road Board, rate books.

Garryowen, 'The Chronicles of Early Melbourne, 1835-1852'. Centennial Edition, vol.II, Melbourne, 1888.

Malvern building plan, no. 5765.

Miles Lewis (ed) Australian Architects Index, University of Melbourne, 1977.

McLaren, Ian F., 'Malvern Crown Land Sales' 1840-1879, University of Melbourne 1987.

Schumer, Leslie A., 'Malvern Pioneers', 1. The first of a series of reports on the original Crown grants of land within the City of Malvern. Researched for the Malvern Historical Society, 1979.

Shire of Malvern valuation books.

City of Malvern rate book, North Ward: 1925-6, no. 167; 1925-6, no. 167; 1928-9, no. 193

Thomson K. & Serle G., 'A Biographical Register of the Victorian Parliament 1859-1900'.

'Who's Who (in Australia?)' 1947.

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

Cuffley, P. 'Houses of the '20s & '30s', 1990: 96-

Foster, 2002 Malvern Archives

Further work

1981 permit plans for additions (request to SCC 16/4/02)

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: Marcus Martin

First owner: Marcus Martin

1925: Building plan lodged showing a revised first floor plan stuck over the original (Malvern Building Plan 5765)

This building is a simple composition in a restrained Spanish style. It has a Cordova tile roof with a main two storey gable with a single storey section behind, balanced with a single storey wing at right angles to the side. The walls have retained their original ochre finish.. The main gable faces the street and is a simple composition with paired windows and shutters on the first floor and a triple arched loggia with twisted columns opening off the principal rooms downstairs. It has side entry stairs and a recessed porch also of an arched form. The building also retains its original low rustic stone wall, which returns along the driveway, as well as the original gates. It is likely, as has been claimed, that Edna Walling designed the garden. The garage is a later addition, but is apparently pre war. The building appears to be substantially intact externally and for the main rooms; however there is a new kitchen and family room across the rear.

The Virginia creeper which completely covered much of the exterior facade in 1992 has been almost all removed, clearly revealing the intactness of the building and render finish. Mature trees have also been removed, it is not clear whether the new planting and layout reflects the original design. There is a new brush fence on the driveway boundary with No 8, Martins later adjacent residence, and the overhanging trees and shrubs on both sides of the fence removed. This enables the two related houses to be seen together.

6 Glyndebourne Avenue is of state significance as one of Melbourne's best examples of a restrained version of the Spanish style. It has simple and elegant massing of building forms and carefully resolved details. It was built for and designed by, Marcus Martin, a significant architect of the 1920s and 30s. This style is usually more ostentatiously expressed, such as the modest example at 14 Glen Road (Barlow and Hawkins) or the massive, flamboyant example at 622 Toorak Road (Cedric Ballantyne). The building is also of special note for its general external intactness.