

INDIVIDUAL HERITAGE PLACE – CITATION

HO265

NAME OF PLACE: Banghory

OTHER NAMES OF PLACE: Martin house.

ADDRESS / LOCATION: 8 Glyndebourne Avenue, Toorak

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

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler, Francine Gilfedder.

ASSESSMENT DATE: April 2002

REVISED ASSESSMENT October 2003

STATEMENT OF SIGNIFICANCE

(as visible from the street)

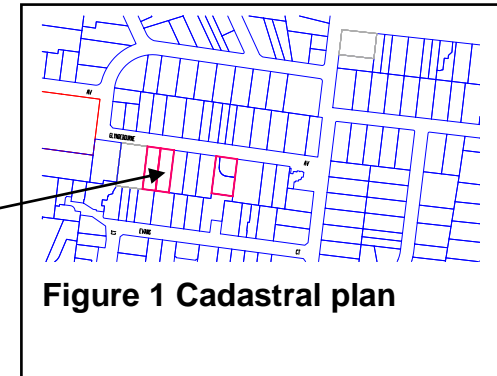
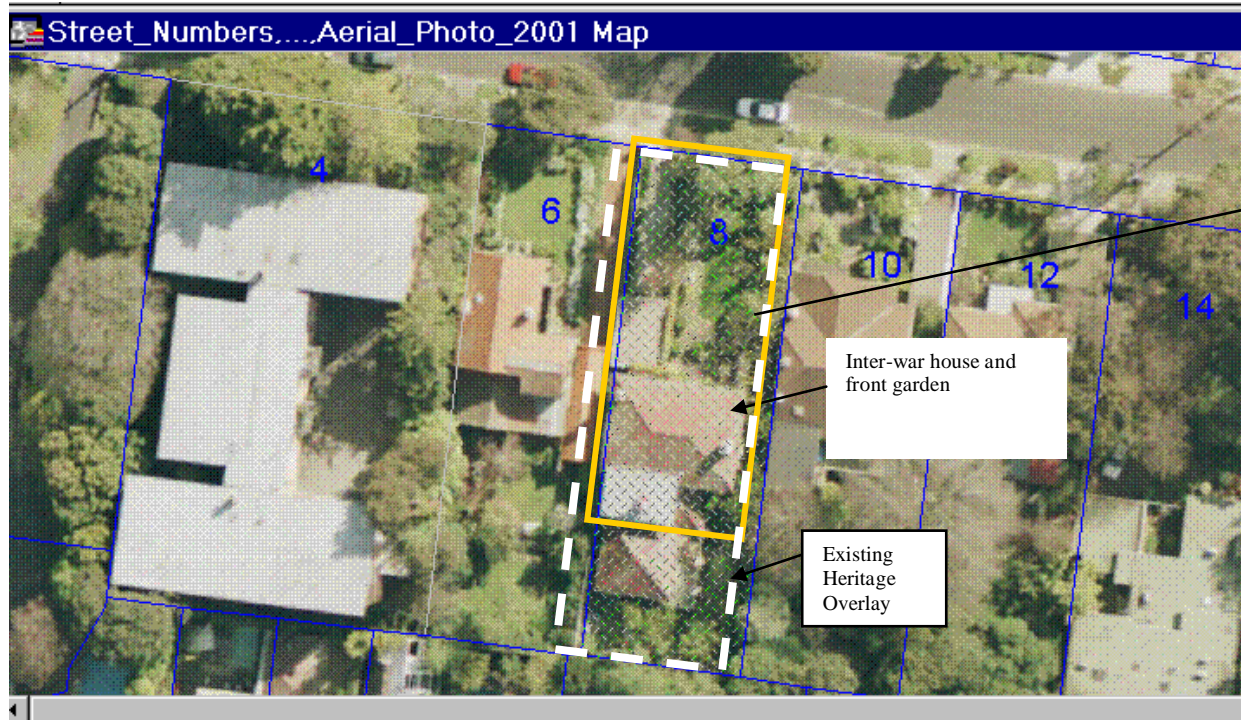
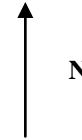
The house (Banghory) at 8 Glyndebourne Avenue, Toorak is locally significant, architecturally:

- as one of the early group of Georgian Revival style houses erected in Melbourne to an architect's design after WW1 and the forerunner of many Georgian Revival style houses in the State built in the inter-war period, particularly in the middle suburbs of Toorak, Armadale, Malvern and Camberwell (Criterion E1).

PLAN

NAME: Banghory
OTHER NAMES: Martin house
ADDRESS / LOCATION: 8 Glyndebourne Avenue, Toorak
Not to Scale¹

8 GLYNDEBOURNE AVE, TOORAK



¹ Aerial view supplied by the City of Stonnington

PHOTO:

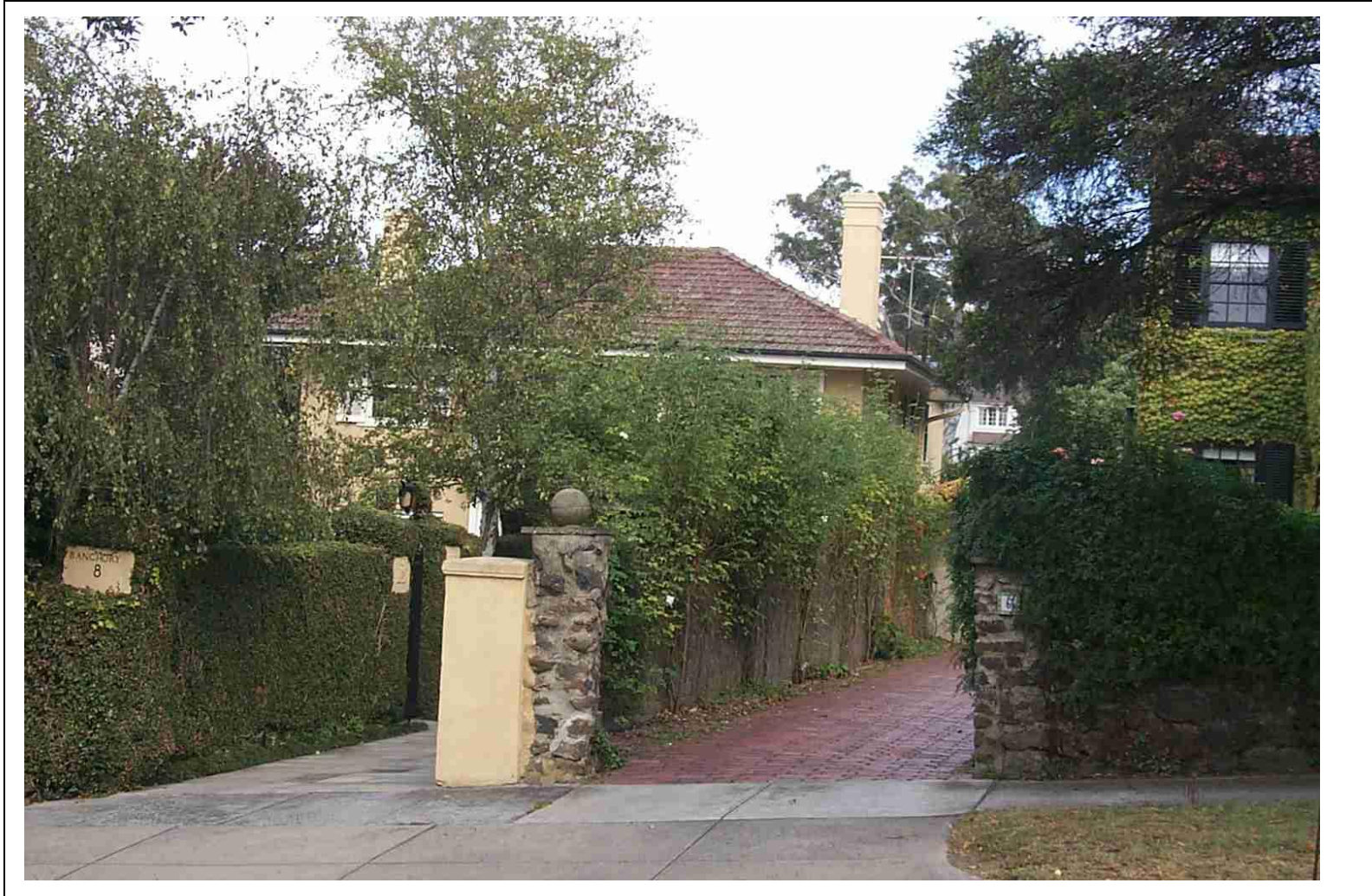


Figure 1 (Source: Graeme Butler & Associates)

DESCRIPTION:

(as assessed from the street)

8 Glyndebourne Avenue is a Georgian Revival two storey stuccoed house, with a simply hipped terra-cotta tiled roof, wide eaves, wide shuttered timber-framed casement and sash windows, symmetrically placed and tall rendered chimneys, and a projecting semi-circular balconette above the main entry served by French doors.

Unlike mainstream Georgian, the street elevation is deliberately asymmetrical, with a projecting garage wing, and offset elements such as a pair of small windows to the upper level stair hall, the entry steps and the entry doorway. A distinctively Georgian look is created by placing the window heads at the eaves soffit on the upper level.

The permit plan shows a small entry hall, a large living room on the north side with the open stair on the south side, a dining room opening from the living area on the east and attached kitchen and service areas. A study was placed in the front of the ground level, next to the projecting garage wing. Upstairs there were two bedrooms, one large dressing room and a bathroom: the balconette opened from the main bedroom. The elevation showed 16 pane windows with shutters each side on the upper level and matching 4 pane side lights on the lower.

A masonry garden wall extends from the garage to connect to the front fence: as shown on the 1920s drawings. The house name is attached to the front fence, as is a metal-clad garden lamp, similar to the one shown over the entry in the 1930s photographs.

The contemporary photographs show the Spanish character of the wrought-iron balconette and small details such as the flagged terrace, deep boarded eaves soffits, the recessed entry door with its wrought-iron security screen, bottle-glass in the hall window, a hinged canvas awning to the living room window but not elsewhere. There is one bright striped canvas director's chair on the terrace. The paint scheme shows deep coloured shutters and joinery trim (green?) with light coloured walls (sand?) and joinery (white?).

Interiors

Not inspected.

Condition & integrity

(as assessed from the street)

Good, the house is near externally intact and the front fence is early. The carport conversion of the garage and associated paving is from the 1950s.

Context

The deep front garden and mature landscaping provide a contributory setting for the house. The two Martin houses at 6 and 8 Glyndebourne Ave provide an interesting stylistic couplet, the Spanish and the Georgian from the same designer for the same purpose but contrasting one, with a semi-rural character and the other very urban. There are 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

In 1925 architect Marcus W. Martin of W. & R. Butler & Martin architects, purchased lot 3 on the south side of Glyndebourne Avenue from Gladstone Askew. Martin divided lot 3 into two allotments, each with a frontage of 50 feet, and Martin built his new home, Broome a two storey brick house on one of the allotments, which was later numbered 6 Glyndebourne Avenue.

1928

Martin submitted an 'Amended plan of residence in Glyndebourne Avenue Toorak for M.W. Martin Esq'. W. & R. Butler & Martin architects. The plan was for a second residence to be built on the allotment adjacent to his house at number 6.

The MMBW plan of drainage for the property shows the sewerage application for Martin's new house

1929

Martin moved from 6 Glyndebourne Avenue into the new house at number 8. A series of commercial photographs were taken of the house, which was named Banghory.

1931-2

Martin sold Banghory to Douglas Carnegie.

1933

Addition of upstairs sleepout at rear of Banchory for Doug Carnegie. Marcus Martin architect. Plan. no. 11536

1958

Internal alterations and conversion of garage to carport for Mrs A. Frank Wilson. Yuncken, Freeman Brothers, Griffiths & Simpson. (Plan no. 1,0100,02200) Arthur Wilson owned the property until 1963,

1963

property purchased by McChiffing.

1970

Griffins purchased the house

1997

Building Application for additions and alterations valued at \$124,000.



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 Georgian Revival style.

Prof. Leslie Wilkinson (1882-1973) had designed Mediterranean Villa and Colonial Georgian Revival houses in NSW during the 1920s, after his arrival in Australia from Britain in 1918. His writings of 1924 spread the philosophy of the Georgian as well as his Greenway house 1923 in the Vaucluse, NSW. William Hardy Wilson (1881-1955) had also illustrated the Colonial Georgian in publications, promoting its worth through prototype designs such as Eryldene at Gordon, NSW 1913.

The 'Australian Home Beautiful' of October 1932 illustrated a Melbourne Atelier student design in the Georgian style, showing its emergence well after the Martin design. Earlier in 1926, a timber prototype for a simple weatherboard villa was designed by R Le Poer Terry for a site in Middle Brighton, in a simple Georgian style- a prototype of the 1950s brick veneer, with its hipped roof and simple box form. In 1925, Marcus Barlow & F Hawkins designed a simple one storey Georgian house for East Camberwell.

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
House, at 10 Denham Place, Toorak
House, at 22 Monaro Road, Malvern

Heritage Overlay Review - Amendment C5, C6
Banghory 8 Glyndebourne Avenue, Toorak heritage assessment

House, at 5 Stonnington Place, Malvern
House, at 25 Denham Place, Toorak
House, at 6 Glyndebourne Avenue, 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 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 early group of Georgian Revival style houses erected in Melbourne to an architect's design after WW1
D.2	Good example of type		its relatively high external integrity, particularly the render finish, providing a well preserved example of the type which may be compared with the

			contemporary views of the house as an aid to greater understanding of the style's evolution
E.1	Aesthetic importance to the community or a cultural group	forerunner of many Georgian Revival style houses in the State built later in the inter-war period and more recently in the 1980s-90s, particularly in the middle suburbs of Toorak, Armadale, Malvern and Camberwell one of the prototypes for a simple suburban villa which would become the basis for the archetypal brick veneer	
H.1	Association with important person or group		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 and land with emphasis on external fabric from 1920s.

Planning Scheme Protection in a heritage overlay:

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: Recommended

REFERENCES

Lewis & Aitken 1992 cite:

MMBW Drainage Plan 168366: 1928, Owner, M W Martin, 24 William St. Melbourne;

Malvern Building Plan 9509: 1928, Amended Plan of residence in Glyndebourne Avenue, Toorak for M W Martin Esq., W & R Butler & Martin, architects

Foster, 1999 cites:

Australian Dictionary of Biography volume 8.

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

City of Malvern rate books: North Ward, 1929-30, no. 193

De Serville, Paul, 'Pounds & Pedigrees: The Upper Class in Victoria, 1850-1880', Oxford University Press, Melbourne, 1991.

Gardiner Road Board, rate books.

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Garryowen, 'The Chronicles of Early Melbourne, 1835-1852'. Centennial Edition, vol.II, Melbourne, 1888.
Malvern building plan, no. 9509.
Miles Lewis (ed.) Australian Architectural 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.
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: 76-
'Australian Home Beautiful' October 1932
City of Stonnington Tree Record

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: W & R Butler & Martin

1928: Owner, M W Martin, 24 William St. Melbourne (MMBW Drainage Plan 168366)
1928: Amended Plan of residence in Glyndebourne Avenue, Toorak for M W Martin Esq., W & R Butler & Martin, architects (Malvern Building Plan 9509)

This house was constructed for Marcus Martin by his firm W & R Butler & Martin. It follows Martin's earlier house, also built for himself at 6 Glyndebourne Avenue constructed in 1925. 8 Glyndebourne Avenue is of an elegant Georgian Revival design with a simple hipped roof with wide eaves. The windows are unusually wide, a characteristic exaggerated by the use of shutters. Above the main entry is a projecting semi-circular balconette served by French doors. The main elevation is not symmetrical; a projecting garage, a pair of smaller windows serving the upper stair hall, the offset entry steps and terrace, combine with a fall in the land, to create a subtle balance of forms that would be lacking in a symmetrical composition. The wide lines of the building created by the eaves are further emphasised by the windows extending to the eaves soffit on the upper level. This house is apparently, intact and appears to retain its original fence. The deep front garden and mature landscaping further add to the special character of this property. The removal of drive way planting adjacent to No 6 (Martin's earlier house) and new brush boundary fence are the only recent changes. This enables the two related houses to be seen together.

Banchory is of state significance as a sophisticated interpretation of the Georgian Revival idiom and complements Martin's elegant Spanish Revival residence adjacent at 6 Glyndebourne Avenue. It also complements the important architectural characteristics of a number of residences in the street, also designed by associates of this firm.